
FERNWOOD
Residences

Fernwood Residences
fernwoodresidences.com

Developer

JP Development Corp
Newtonville, MA

Architect

LDa Architecture & Interiors
Cambridge, MA
LDa-Architects.com

FERNWOOD *Residences*



TALL OAKS



LANE'S END



FAIRVIEW

LOCATION

BROOKLINE, MA

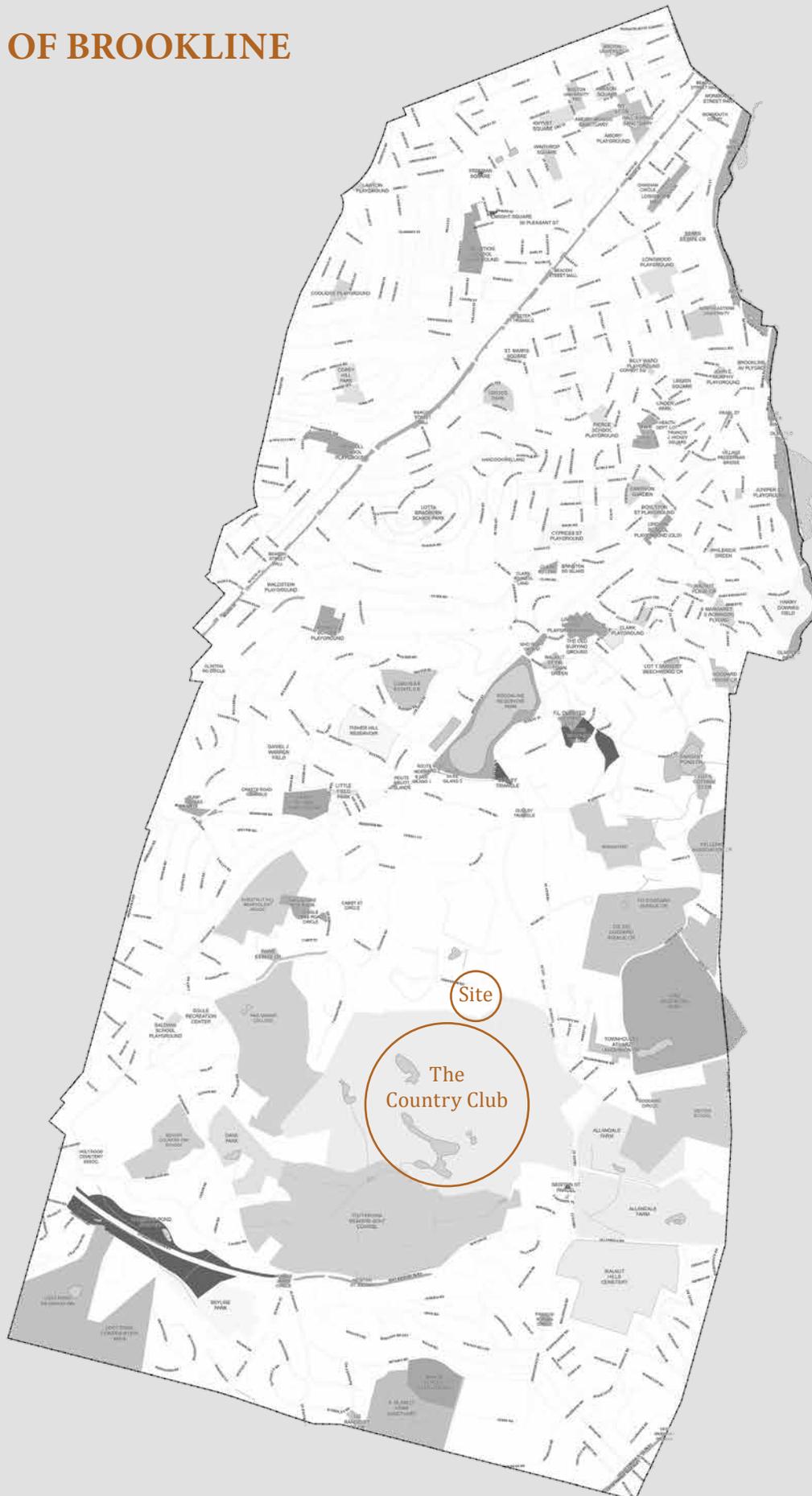
- › Total Area: 6.8 sq mi, Population: 58,732
- › Brookline's commercial areas include Coolidge Corner, Brookline Village, and Washington Square. All are walkable, accessible to bicyclists, and served by public transportation.
- › The Country Club, an exclusive sporting club in the town, was the first private club in the United States formed specifically for outdoor activities. The Country Club has long been considered the best golf course in Massachusetts and has hosted a record 10 Massachusetts State Amateur Championships.
- › Brookline public schools are ranked as one of the top twenty schools in Massachusetts. There are 9 Public Schools; 1 High School (9-12) and 8 Grade Schools (K-8). Brookline offers 10 Private Schools; Bay Cove Academy, Neha/Lubavitch School for Girls, New England Hebrew Academy, Torah Academy, Ivy Street School, Beaver Country Day School, Southfield School, The Park School, Dexter School, Maimonides School, St Mary Of The Assumption Elementary School.
- › Brookline has 44 parks, conservation areas and playgrounds including Larz Anderson Park, the Emerald Necklace and the Fredrick Law Olmsted National Historic Site, and has approximately 1,375 acres of open space.
- › Brookline has 42 Houses of Worship.
- › Three of the MBTA's green lines serve Brookline: the B, C and D in addition to numerous bus routes. Access points to other major routes are available through Brookline's streets.



"The whole of this neighborhood of Brookline is a kind of landscape garden, and there is nothing in America of the sort, so inexpressibly charming as the lanes which lead from one cottage, or villa, to another."

~ Andrew Jackson Downing, Theory and Practice of Landscape Gardening, 1841

TOWN OF BROOKLINE



HISTORY

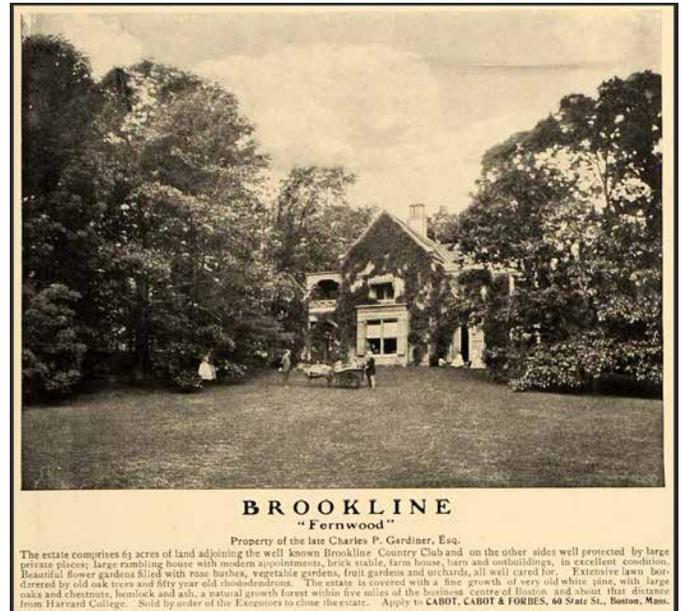
“FERNWOOD”

Fernwood, also known as The Alfred Douglass House, was a historic house at 76 Fernwood Road (also recognized as 155 Clyde Street) in Brookline, Massachusetts. The 2-1/2 story Jacobethan masonry house was designed by Charles Patch, and built in 1910 for Alfred Douglass, a retired New York merchant. The landscaping was completed to a plan by the Olmsted Brothers. The house was built as the servant quarters for Douglass' Fernwood estate house next door. He beautified the land, but due to owing business reverses, Douglass had to sell the house and died soon after.

In the second half of the 18th century, the land on which the house was built belonged to Moses White. White sold the land to Thomas Handasyd Perkins, a Boston merchant. Perkins gave part of his holdings to his daughter, Carolin, who married William H. Gardiner. Their son, Charles, inherited the property and lived in his family's house until 1909, at which time Alfred Douglass purchased the house and land, demolished the house and built this house and the house next to it which he called “Fernwood.”

The house at 157 was built for the domestic staff of the property, but in 1930, Sidney Winslow, a vice president of the United Shoe Machinery Corp. who purchased the estate in 1924, hired Putnam and Cox, and added a top floor, 5 baths, chambers, new dormers, and a 3-story extension for the stairhall. Winslow's son, a banker, lived here for a few years, after which time the house was rented to Casker Ranger II, a clerk, and his wife.

In the 1970s, the property was subdivided and single family homes were constructed. The “Fernwood” house was listed on the National Register of Historic Places in 1985, where its address was listed as 155 Clyde Street. It has since been demolished and replaced by new construction



SITE

- › 3.3 acres (Sub-divided into 3 lots)
- › On Fernwood Road and Clyde Street in exclusive Chestnut Hill neighborhood of Brookline.
- › Frontage on 15th fairway of TCC golf course.
- › Mature landscape affording both privacy and long-range views.
- › Close proximity to Rte. 9 for convenient access to downtown Boston and highways.



TALL OAKS

- › 0.98 acres, 6 bedrooms, 5 full and 2 half baths. 6,400 Gross Square Feet.
- › Private driveway accessed from Clyde Street, with landscaped courtyard and attached 3-car garage
- › Classic New England Shingle Style home celebrating native stone, cedar shingles, and architectural detailing.
- › Private, estate-like landscape featuring mature hardwood and evergreen trees
- › In-ground pool with stone pool deck.
- › High-performance windows, doors, insulation and mechanical systems for a highly energy-efficient home.



Site Plan





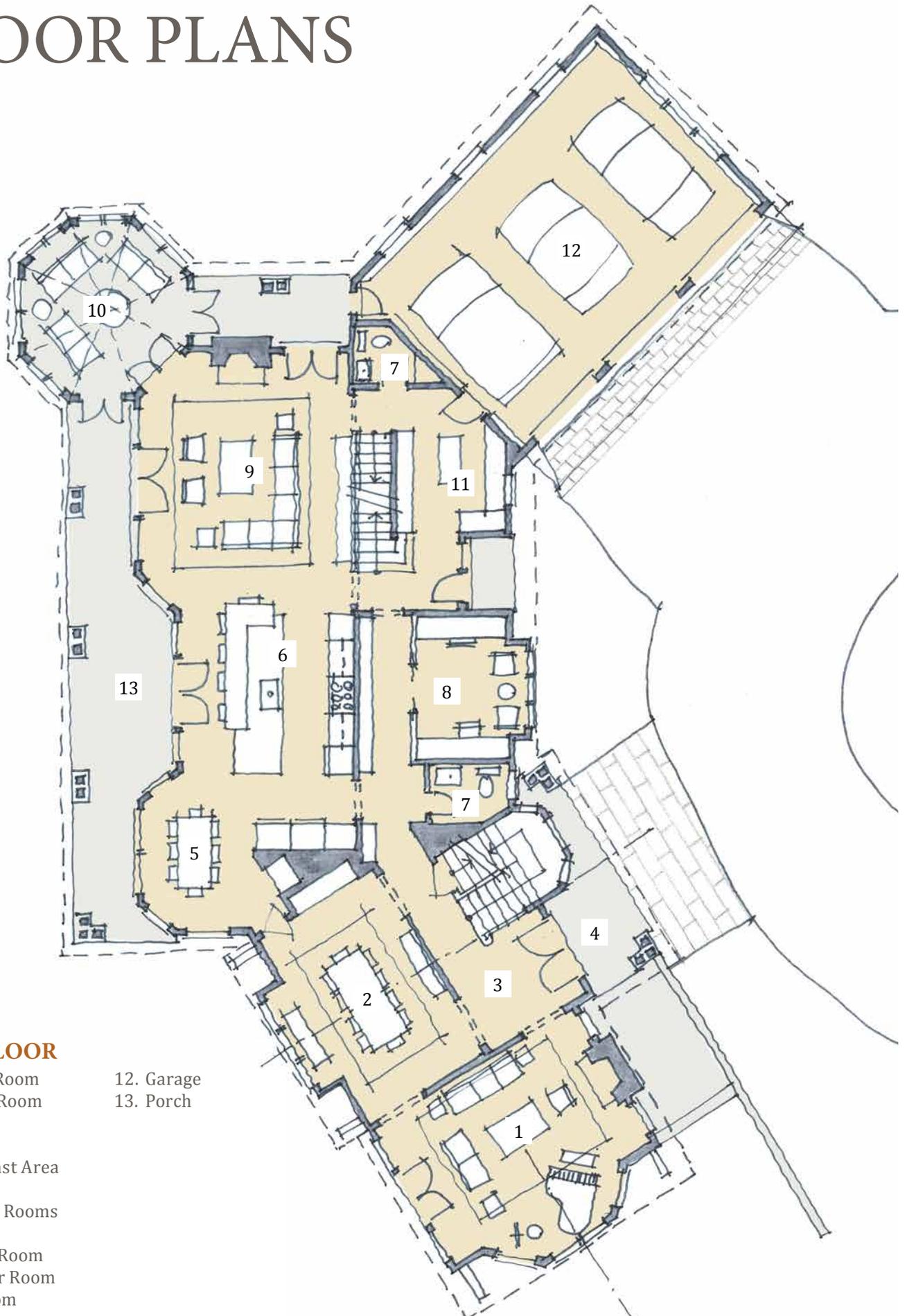
Front Elevation



Rear Elevation

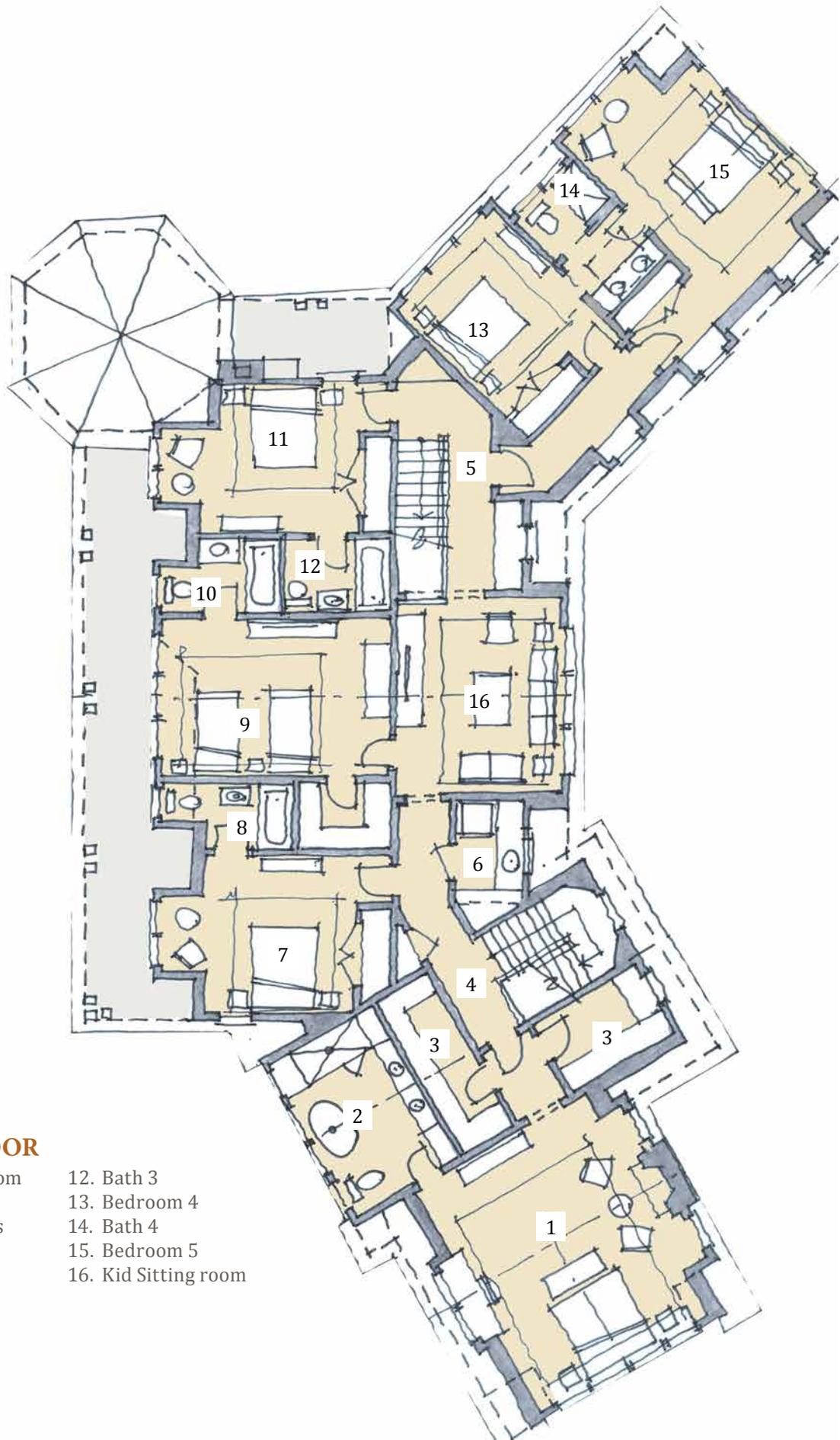
*Images shown represent design intent only.

FLOOR PLANS



FIRST FLOOR

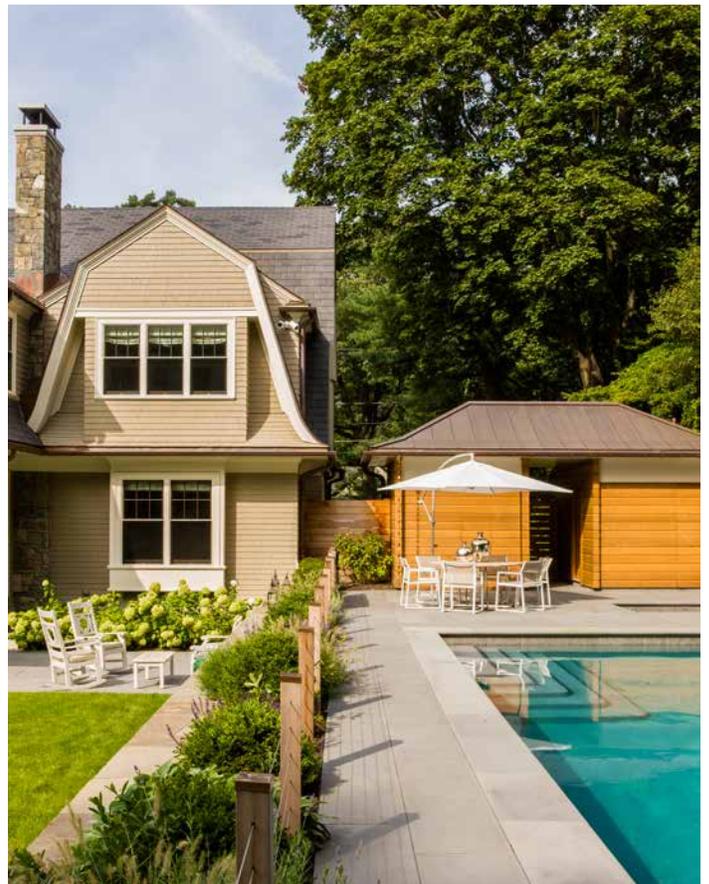
- | | |
|-------------------|------------|
| 1. Living Room | 12. Garage |
| 2. Dining Room | 13. Porch |
| 3. Foyer | |
| 4. Entry | |
| 5. Breakfast Area | |
| 6. Kitchen | |
| 7. Powder Rooms | |
| 8. Office | |
| 9. Family Room | |
| 10. Outdoor Room | |
| 11. Mudroom | |

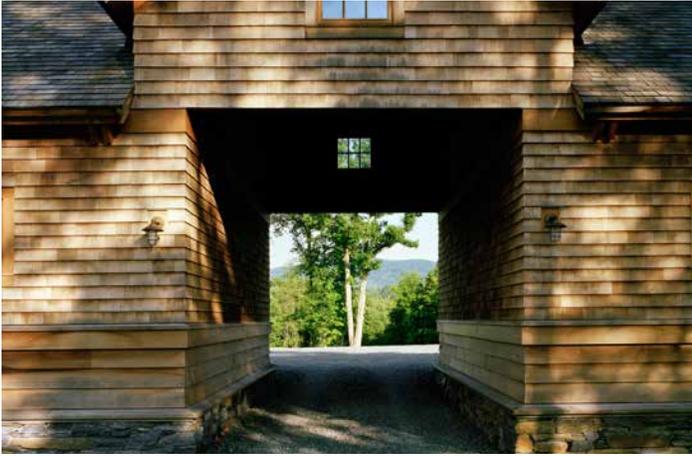


SECOND FLOOR

- | | |
|-------------------|----------------------|
| 1. Master Bedroom | 12. Bath 3 |
| 2. Master Bath | 13. Bedroom 4 |
| 3. Master Closets | 14. Bath 4 |
| 4. Front Landing | 15. Bedroom 5 |
| 5. Rear Landing | 16. Kid Sitting room |
| 6. Laundry | |
| 7. Bedroom 1 | |
| 8. Bath 1 | |
| 9. Bedroom 2 | |
| 10. Bath 2 | |
| 11. Bedroom 3 | |

INSPIRATION GALLERY



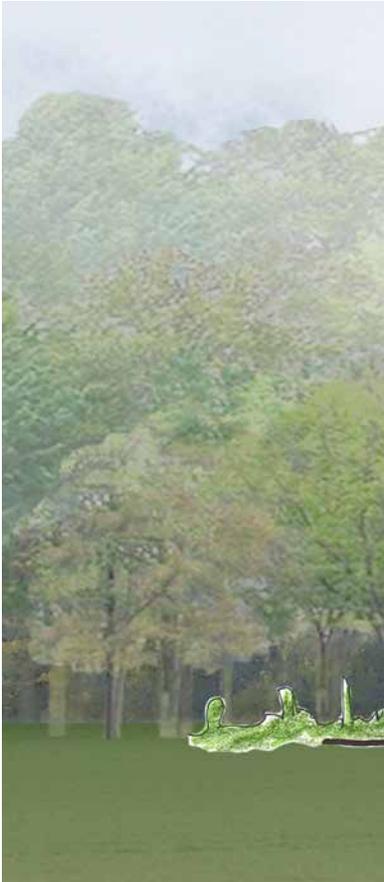
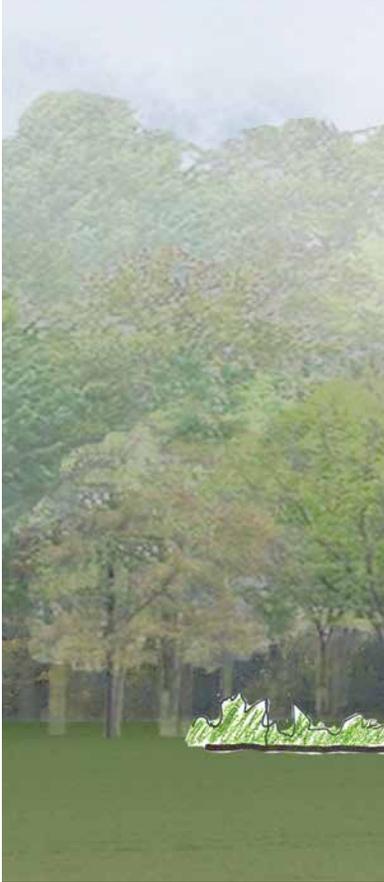


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LANES END



Site Plan



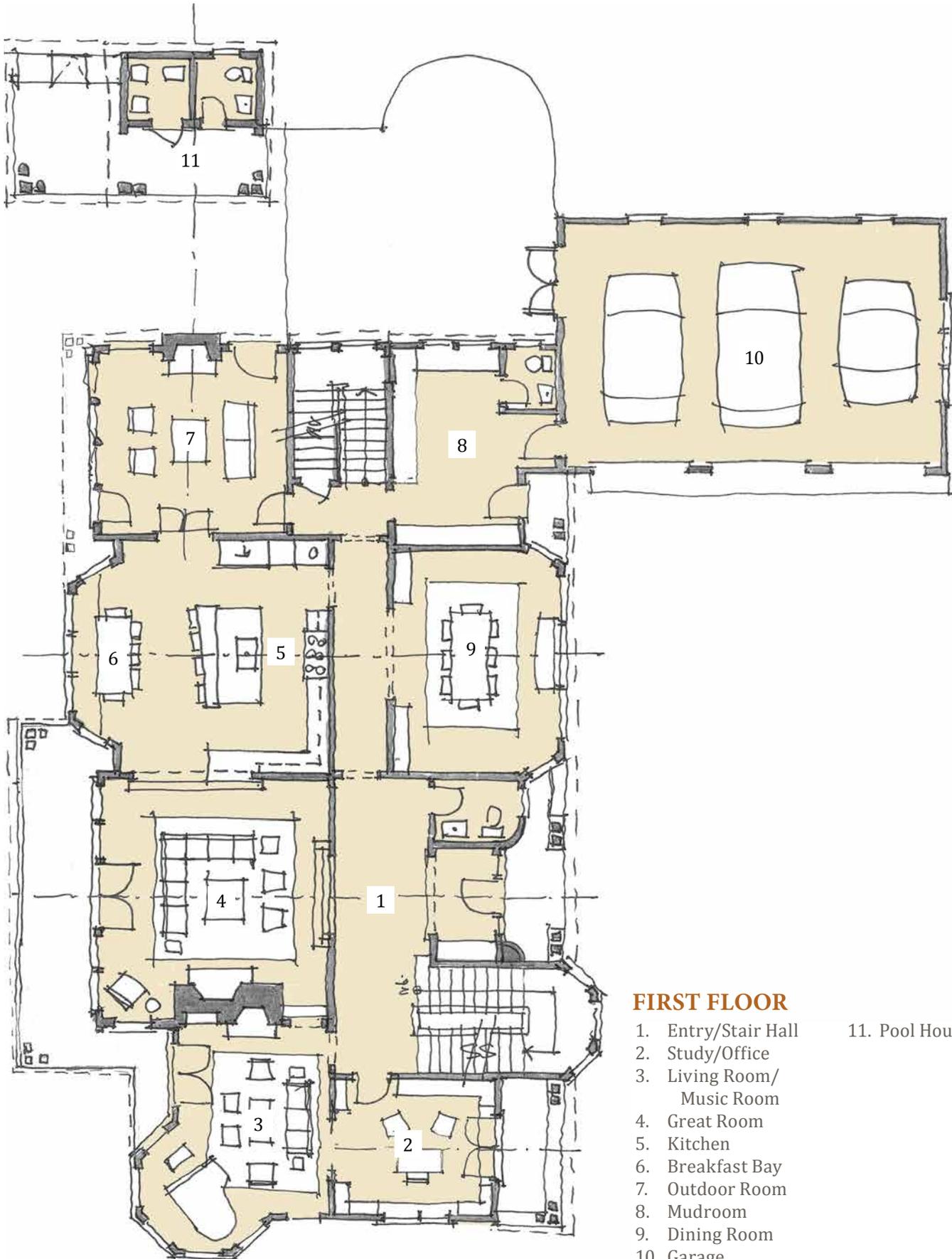


Front Elevation



Rear Elevation

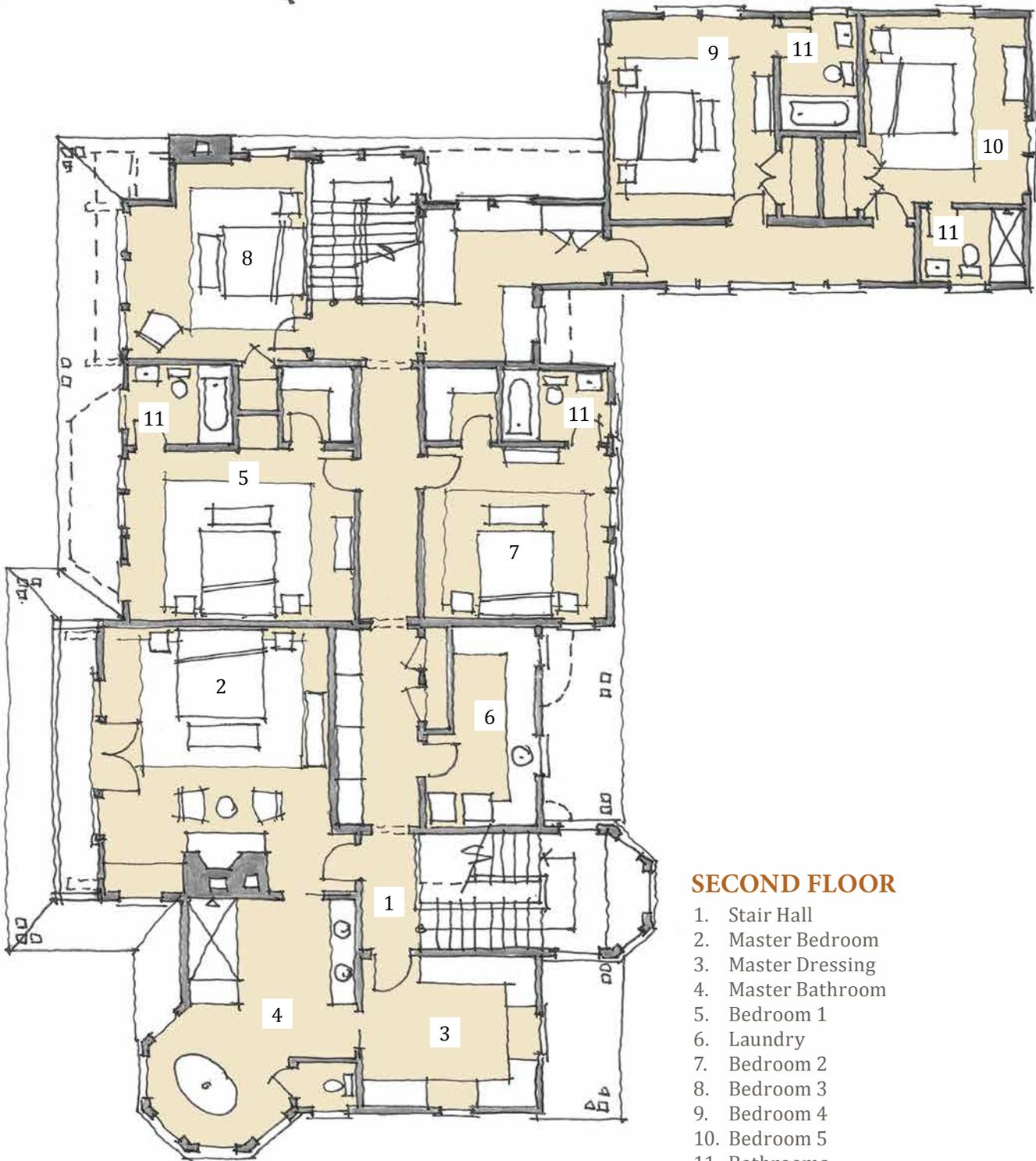
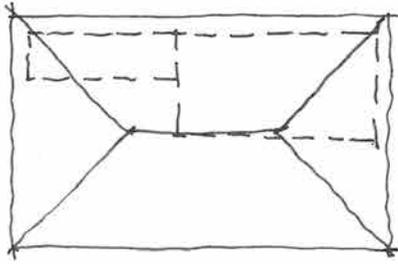
FLOOR PLANS



FIRST FLOOR

1. Entry/Stair Hall
2. Study/Office
3. Living Room/
Music Room
4. Great Room
5. Kitchen
6. Breakfast Bay
7. Outdoor Room
8. Mudroom
9. Dining Room
10. Garage

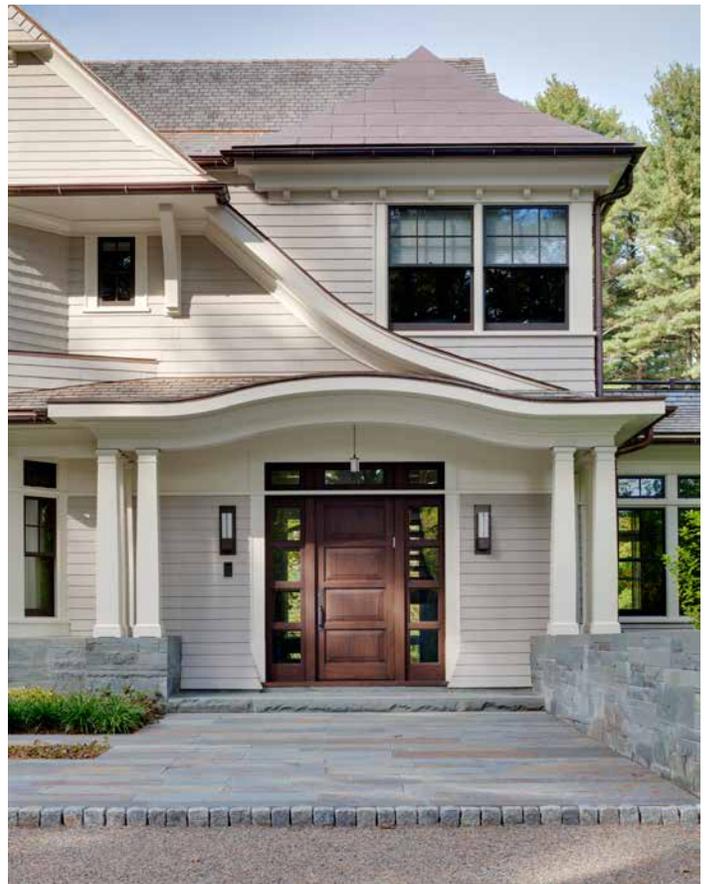
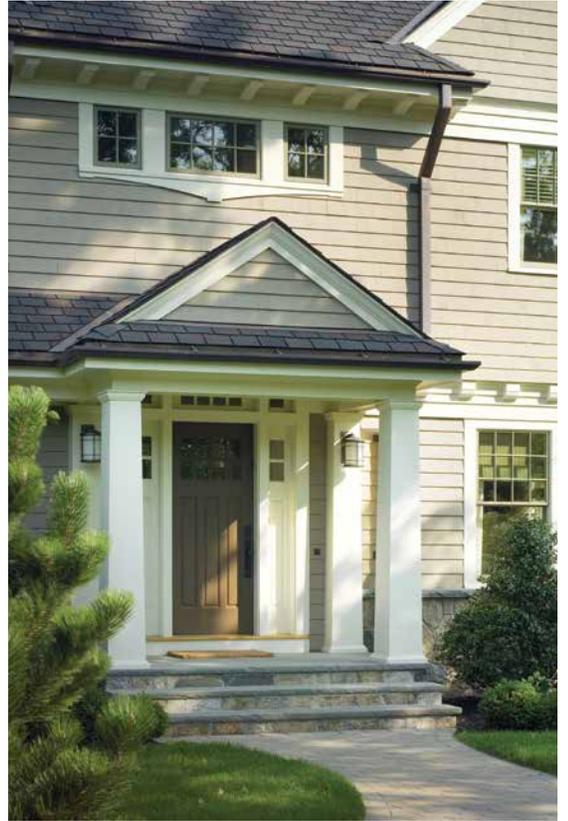
11. Pool House

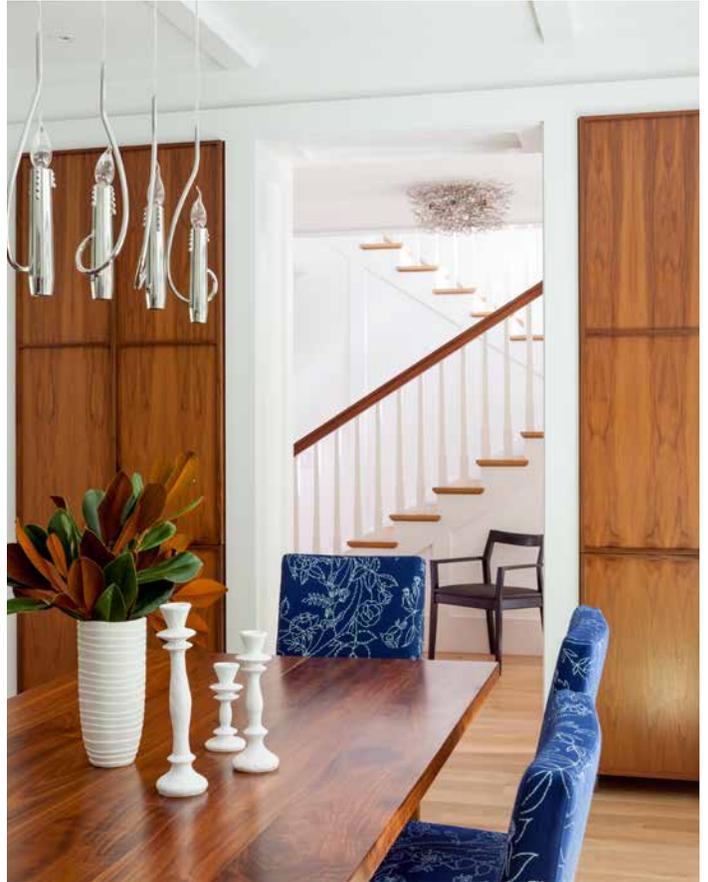


SECOND FLOOR

- 1. Stair Hall
- 2. Master Bedroom
- 3. Master Dressing
- 4. Master Bathroom
- 5. Bedroom 1
- 6. Laundry
- 7. Bedroom 2
- 8. Bedroom 3
- 9. Bedroom 4
- 10. Bedroom 5
- 11. Bathrooms

INSPIRATION GALLERY





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FAIRVIEW



Site Plan





Front Elevation



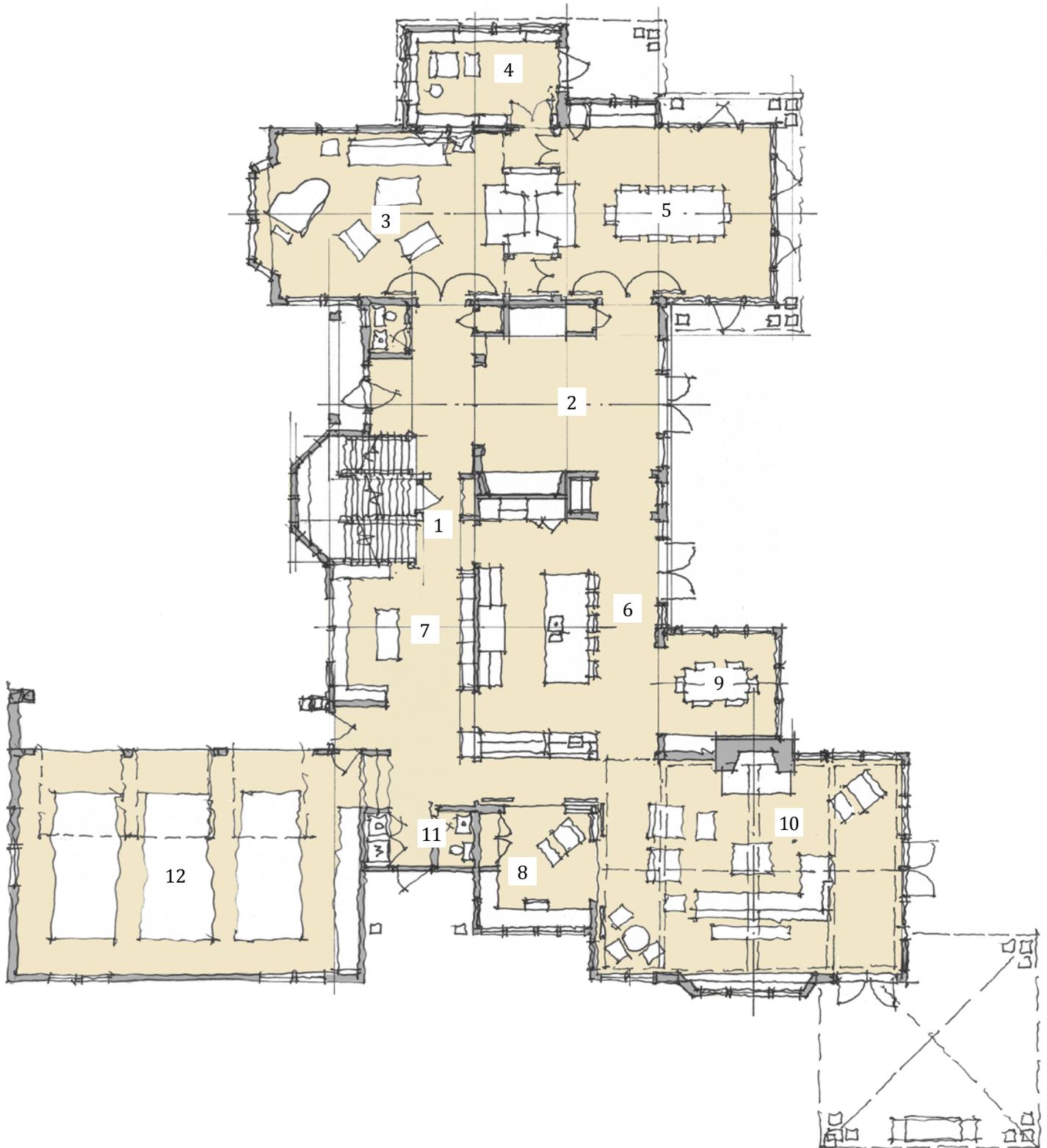
Rear Elevation

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FLOOR PLANS

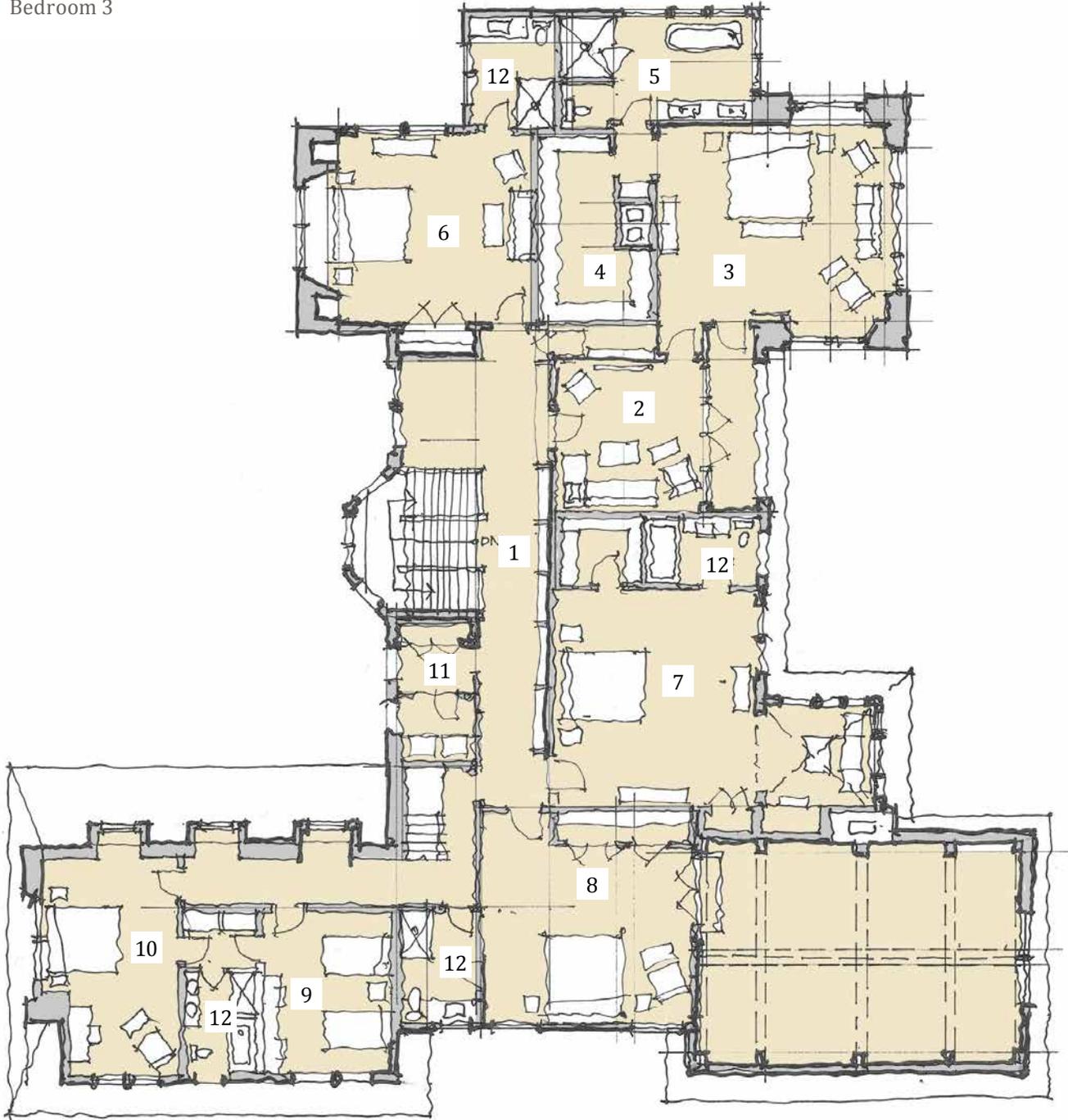
FIRST FLOOR

1. Stair Hall
2. Reception Hall
3. Living Room
4. Study/Office
5. Dining Room
6. Kitchen
7. Mudroom
8. Office
9. Breakfast Room
10. Great Room
11. Powder Room/
Laundry
12. Garage
13. Outdoor Room

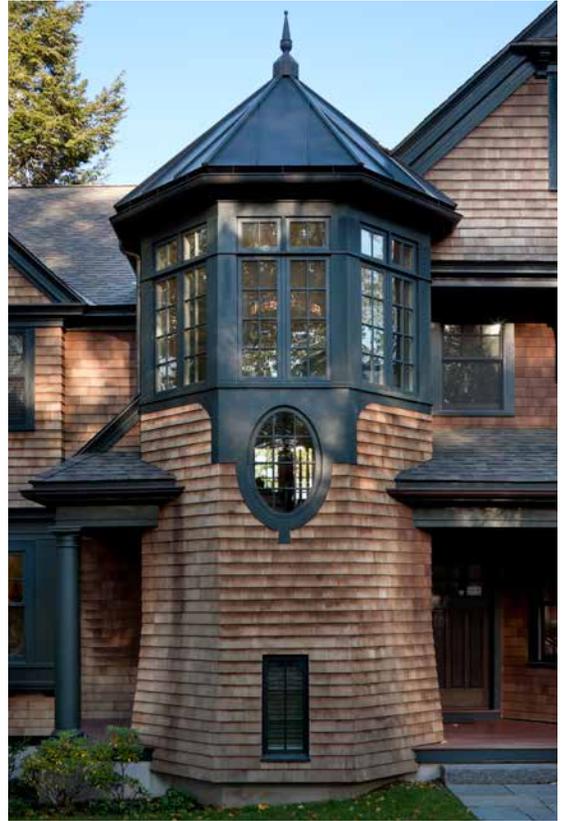


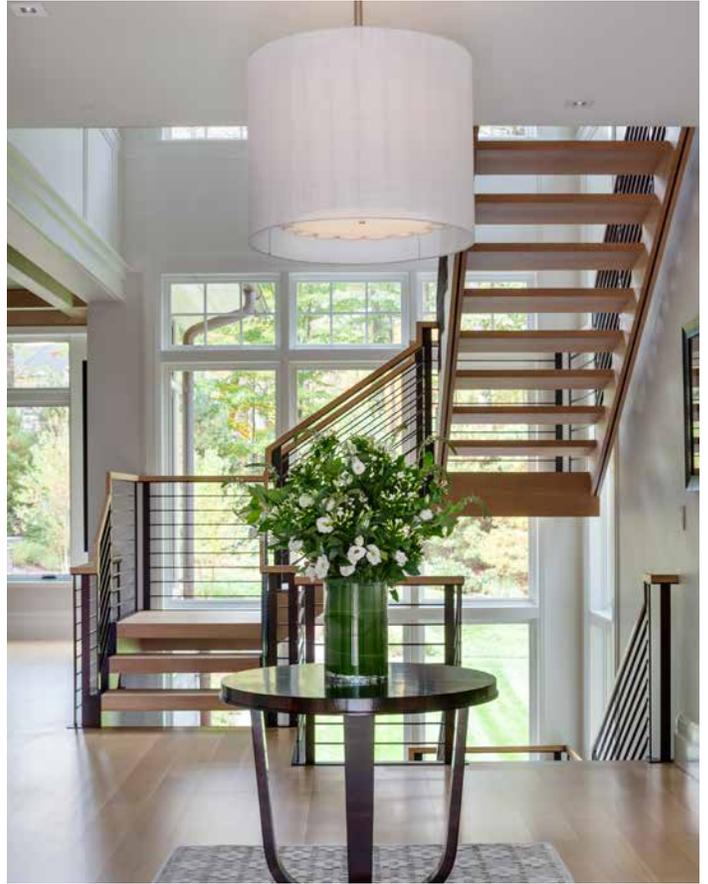
SECOND FLOOR

- | | |
|-------------------------|---------------|
| 1. Stair Hall & Sitting | 9. Bedroom 4 |
| 2. Master Sitting Room | 10. Bedroom 5 |
| 3. Master Bedroom | 11. Laundry |
| 4. Master Dressing | 12. Bathrooms |
| 5. Master Bathroom | |
| 6. Bedroom 1 | |
| 7. Bedroom 2 | |
| 8. Bedroom 3 | |



INSPIRATION GALLERY





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SPECIFICATIONS

UTILITIES AND SITE WORK

Utilities

- › The home will be connected to the Town of Brookline water supply and sewer system. All utilities (water, gas, sanitary, power, and data lines) will be provided via underground connections.

Stormwater Management

- › Construction will include a sub-grade stormwater management system connected to a perimeter foundation drain, to which all downspouts are connected.

Paving

- › The asphalt driveway will be constructed of a 12" recycled gravel base, a 1.5" binder coat, and a 1.5" finish coat with continuous cobblestone borders. The entrance to the garage will have a cobblestone apron.

Landscaping

- › Landscape will be completed to ensure preservation of the existing mature hardwood and evergreen tree canopy, creating privacy screening from adjacent properties while framing near and long-range views with native New England plantings.
- › Lawns: six inches of loam over well-drained fill with hydroseeding for cultivated lawns and spread-seeding for natural meadow areas.
- › Irrigation system: drip irrigation for shrubs and trees with rotary heads for lawn areas.
- › Swimming Pool: 20' x 40' in-ground heated pool with Eco-Smart filtration system, Pebble Sheen interior finish, and automated cover.

MASONRY

Unit Masonry

- › Fireplaces & Chimneys - Family Room and Outdoor Room: two-sided concrete masonry unit conventional wood-burning fireplace with black firebrick lining, cast iron damper, raised hearth, and full surround of New England fieldstone veneer and monolithic thermal-finish bluestone mantle. Living Room and Master Bedroom above: sealed gas zero-clearance fireplace unit installed in a wood framed mantel cabinet, with a marble surround, marble flush hearth, and painted wood mantel. Chimneys will be topped with four-post bluestone slab canopies.
- › Covered Porches at Front Entry, Side Porch, Outdoor Room, and Back Porch: thermal-finish bluestone pavers with thermal-finish bluestone used for all exposed risers.
- › Stone veneer: New England fieldstone veneer at all chimneys, site walls, column bases, and exposed foundation walls
- › Walkways: Bluestone pavers, 2" thick, thermal finish at all exposed edges.
- › Pool Deck: Bluestone pavers, 2" thick, thermal finish at all exposed edges, including at pool lip.

WOOD

Rough Carpentry

- › Framing: 2x6 exterior walls, structural plywood roof and wall sheathing, engineered joist floor framing, and tongue-and-groove structural plywood subfloors. No wood framing within 12" of grade.
- › Ceiling heights: 10'-0" in principal rooms of the first floor; dramatic cathedral or tray ceilings in second floor bedrooms (8'-6" minimum ceiling heights).



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Finish carpentry: Exterior trim

- › Trim, window and door casings, and moldings: Western Red Cedar, primed and painted.
- › Custom brackets: Mahogany, primed and painted.
- › Columns: Turncraft
- › Soffits: Fir T&G beadboard, primed and painted.
- › Ceiling in Outdoor Room: Natural fir T&G beadboard, clear finish.

Finish carpentry: Interior trim

- › Stairs: White oak, 1" thick treads and painted poplar risers, skirts, and scotia molding, with a traditional-style post to post handrail system consisting of mahogany handrails, box-newel posts, and pre-primed balusters
- › Wood trim: Painted clear-grade Poplar base and crown molding throughout, with two-piece crown molding in the principle first-floor spaces.
- › Architectural details: Typical details may consist of a coffered ceiling in the Living Room, painted or clear-finished wood chair rail and wainscoting in the Dining Room, and exposed beams in the Family Room.
- › Cabinetry: Painted maple or clear-grade stained walnut or mahogany cabinets in Kitchen, Dining Room, and for all bathroom vanities with concealed European-style hinges and soft-close heavy-duty undermount drawer glides
- › Countertops: Natural stone (marble, granite or quartzite) countertops at Kitchen, stone or quartz at bath vanities, and polished wood countertop at Dining Room.
- › Built-ins: Painted cubbies and window bench in the Mudroom and built-in desks in the Office.
- › Interior doors: TruStile 1-3/4" thick solid wood stile and rail panel doors, Emtek hardware.

THERMAL AND MOISTURE PROTECTION

Insulation

- › Thermal insulation: High density spray-type soy-based polyurethane foam insulation, at roof rafters, full depth in all exterior wall cavities, and at interior foundation walls in unfinished basement.
- › Acoustic insulation: Thermafiber SAFB 2.5PCF in walls at all bedrooms and bathrooms and in second-floor framing below bedrooms and bathrooms.

Roofing

- › Architectural Asphalt Shingle Roofing (Tall Oaks): CertainTeed Landmark TL Lifetime Warranty luxury asphalt shingles.
- › Cedar Shingle Roofing (Lane's End): Western Red Cedar, Certigrade #1, Blue Label, 5" weather exposure.
- › Slate Roofing (Fair View): Grade S1 standard thickness synthetic slate with smooth cleft surface.
- › Roof Accessories, Flashing, Gutters & Downspouts: All to be 16 oz red copper; field-fabricated, seamless 5" (second floor) and 6" (first floor) half-round gutters and brackets, and 3" diameter round downspouts.
- › Ice & water roofing membrane: Grace Ice & Water Shield installed on the first 36" from exterior wall framing on roof eaves, valleys, and cheek walls.

Siding

- › Shingle Siding: Maibec "Nantucket" Premium Eastern White Cedar resquared and rebuted shingles at 5" maximum spacing. Shingles installed pre-finished, with field paint touch-ups at all corners and cut edges. Flare siding at foundation.



SPECIFICATIONS

- › Clapboard Siding: Western Red Cedar, clear grade, 4" exposure, smooth face, field paint installed pre-primed.
- › Flat Panel and Batten Siding: Exterior-grade MDO flat panels with clear-grade Western Red Cedar battens.
- › Drainage Fabric: Benjamin Obdyke "Home Slicker" or equivalent.

DOORS AND WINDOWS

Exterior doors

- › Front door: TruStile, 2-1/4" thick solid mahogany stile and rail panel door, hardware from Valli& Valli or approved equal with mortise-type lock and trim, with solid mahogany threshold.
- › Side door: TruStile, 1-3/4" thick solid mahogany stile and rail panel door with insulating, low-E glass simulated divided lites, hardware from Valli& Valli or approved equal with mortise-type lock and trim, with solid mahogany threshold.
- › Garage door to house: 2'-10" x 7'-0" fire rated insulated door.
- › French doors: Marvin French Doors, hardware from Valli& Valli or approved equal, with solid mahogany threshold.
- › Screen Doors: 1-1/4" thick Western Red Cedar or Mahogany stile and rail doors with high transparency screen to match window screens, Emtek hardware

Folding and sectional doors

- › Overhead garage doors: Clopay Pro-Series Reserve Collection Custom Series carriage-style insulated wood garage doors with Lift Master Elite Series automatic openers.

Windows

- › Marvin Ultimate Double Hung Magnum or approved equal
- › Simulated divided lites, clear insulating dual-pane low-E glass with argon gas. Low-e glass.
- › Screens: Marvin High Transparency Mesh or approved equal.

FINISHES

- › Walls and Ceilings: 1/2" gypsum wall board with 2-coat veneer plaster system. Smooth finishes for all walls and ceilings.
- › Tile walls and floors: Natural stone or ceramic for bathroom floors, bathroom wainscoting, tub surrounds, full-height shower surrounds, mudroom floor, and kitchen backsplash

Wood flooring

- › Hardwood flooring: at all of First Floor excluding Mudroom, mudroom bath, and Outdoor Room and porches; and at all of Second Floor excluding bathrooms. Flooring to be 3/4" x 3- 1/2" rift sawn White Oak tongue-and-groove boards, installed, sanded, stained, and finished with two coats of polyurethane gloss finish and final coat of satin finish.



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Interior painting

- › Veneer plaster walls: Benjamin Moore Aura, 2 finish coats minimum, eggshell finish. Up to 5 colors may be chosen by buyer. Additional charges may apply for colors which require extra coats.
- › Veneer plaster ceilings: Benjamin Moore Aura, 2 finish coats minimum, flat finish.
- › Trim, doors and balusters: Benjamin Moore Aura, 2 finish coats minimum, semi-gloss finish.
- › Handrails, newel posts, and architectural hardwood paneling: stained, sealed, sanded, with three finish coats of Minwax or approved equal.
- › Handrails, newel posts, and architectural hardwood panelling: stained, sealed, sanded, and three coats of polyurethane.

Exterior Painting

- › Paneling and trim paint: Benjamin Moore Aura, 2 finish coats minimum, semi-gloss finish.

Specialties

- › Closets: Guest and Children's Rooms: Closet -Tech or equal system. Master Closets: Full custom closet organizer.
- › Bath Accessories: Recessed medicine cabinets and bath accessories.
- › Shower Doors: At all showers, frameless Starfire glass enclosures. At shower/tub alcoves, semi-frameless Starfire glass enclosures.

EQUIPMENT

Kitchen

- › 48" Sub-zero refrigerator and freezer.
- › 60" Wolf dual-fuel range with Wolf Pro Wall Hood and blower.
- › Wolf microwave.
- › (2) Bosch dishwashers.
- › Sub-Zero refrigerator drawers and beverage cooler in kitchen island

Plumbing and piping

- › Six freeze-proof exterior hose bibs will be provided.
- › Plumbing Fixtures: All faucets, shower valves, tubs, toilets, and lavatories will be provided.
- › All supply lines to be thermally insulated; all waste lines acoustically insulated.
- › Natural gas piping installed for boiler, emergency generator, range, clothes dryer and gas fireplace in Living Room and Master Bedroom.
- › Hot water tank: Superstor 80-gallon capacity indirect fired water heater is provided with a lifetime warranty.



Heating and Ventilating

- › Heating: Buderus natural gas fired condensing boiler, minimum 98% efficiency with direct vent, to power ducted hydro-air HVAC system with seven zones that meets all criteria of Energy Star for Homes national Builder Option Package.
- › Air filtration: Lennox HC-13 MERV or approved equal.
- › Humidification: Nortec Resdelux or approved equal.
- › Cooling System: Carrier Infinity Series or approved equal, minimum 19 SEER efficiency rating.
- › Ventilation: Energy recovery ventilation for fresh-air ventilation.
- › Radon System: Ducted exhaust pipe routed from basement sub-slab to roof with inline fan.
- › Central Vacuum: Broan or Hayden Central Vacuum Systems Company with HEPA filter.

ELECTRICAL & FIXTURES

Electrical Service

- › Service capacity: Square D or approved equal 400-amp service with underground connection from street to basement mechanical room.
- › Emergency Generator: Mounted on concrete pad and sized to accommodate HVAC system, a single lamp circuit in the principal rooms, refrigerator and beverage cooler.

Rough Wiring

- › Switched outlets in each bedroom.
- › High-efficiency Panasonic Whisper exhaust fans in all bathrooms.
- › Fluorescent strip lighting provided in all closets excluding Master Closets (to have recessed lighting)..
- › Heat Trace to be installed at selected eave, gutter and downspout locations.

Finish Wiring

- › Wiring package to include: wiring to and installation for all standard fixtures and switches, computer networking, cable, and telephone connections in all principal rooms and bedrooms, digital lighting controls by Lutron or approved equal, Maestro digital fade dimmers and whole-room control systems in principal first-floor rooms and Master Suite.
- › LED recessed downlights and decorative sconces, pendants and surface fixtures will be provided throughout.
- › Speakers for whole house audio will be provided, including in the Outdoor Room and rear covered porch.
- › Motorized window shades: Lutron Sevoia QED motorized roller shades provided at Family Room, Kitchen, Breakfast Room, Master Bedroom and Master Bathroom.
- › A complete alarm system will be installed throughout the house.
- › Additional A/V devices and systems to be installed by Owner's A/V provider.
- › Landscape and site lighting fixtures will be provided.

