57 Depot Street
Presentation to the
Stowe Design Review Board

Architectural Design
Milford Cushman
Cushman Design Group
100 Mtn Road
Stowe, VT 05673

Code Compliance & Architectural Assessment
Doug Viehmann
GVV Architects
284 South Union Street
Burlington, VT 05401

Civil Engineer
John Grenier
Grenier Engineering, PC
PO Box 445
Waterbury, VT 05676

Environmental Assessment
Chuck Cleatlet
Alderson Environmental
266 Pine St
Burlington, VT 05401

57 Depot Street Proposal Package
Table of Contents

To Stowe Historical & Preservation Committee
From John Steel
Re: 57 Depot Street, The Malt Shop

Committee Members,

We purchased The Malt Shop property last April. We own the surrounding properties at 49 Depot Street & 21 Pond Street. Buying the Malt Shop gives us the opportunity to create additional parking, rebuild the Malt Shop and nicely landscape the corner of Depot & Pond streets. Unfortunately, we discovered during design that the building has deteriorated to such an extent that renovations are not practical. I come before you with a proposal to completely rebuild the structure respecting what is here now, a new structure that is compatible with the historic character of the area. We looked long and hard into renovating 57 Depot St. We engaged DV&V Architects to survey the building and we submit to you, their assessment. (see GV&V building condition assessment.)

To summarize, they found that when the original building was constructed, the grade in that area was considerably lower. In fact, the original buildings sill is at the elevation of the crawl space slab. (see "West building looking East") The current first floor was at some point built at a raised elevation inside the existing building. This would explain why the ceiling height at the first floor is only 7 feet high (see photo- SW Corner of the Malt Shop. GV&V reports that the existing grade is right up against the original wood walls and sheathing.

Besides the grade issue, there are structural issues in the second floor carrying beam, floor joists and under designed roof rafters, the wiring is dangerous, the building is not ADA compliant and the foundation is too shallow, causing cracking. On top of all of these difficulties there is a 24" municipal storm drainpipe running under the building. Going through the Town of Stowe Zoning Regulations, we see that section 10.8 speaks to demolition of structures. We find paragraph B pertinent to our situation and ask you to consider it. Although the Malt Shop has a lot of character, its historic value is limited. The original building was constructed of salvaged beams and lumber. It has seen multiple additions and has suffered from deferred maintenance over the years.

We propose to replace the existing building with a structure that reflects the character and architecture of the current structure. We have worked with Cushman Design Group over the last several months and presented our plans to the Stowe Historical and Preservation Committee in January. We incorporated several of their design suggestions and received their unanimous approval. Our plan includes removing interior property lines of 49 Depot, 21 Pond and 57 Depot and forming a "Common Interest Ownership community." It addresses parking issues, storm drainage problems, removes portions of the existing structure from town property and ameliorates setback and density issues. The new 3,423sf structure would incorporate one two-bedroom apartment, two one-bedroom apartments and a 960sf first floor commercial space.

Thank you for the consideration of our proposal.

John Steel

	Development Application **Town of Stowe Zoning Department** **PO Box 730** **Stowe VT 05672** **Voice (802) 253-6141**	**Project #** (To be assigned) **Date Received:**
	This form serves as an application for all requested zoning and subdivision reviews.	

Owner Information

Property Owner	57 DEPOT STREET LLC
Mailing Street Address City, State and Zip	PO Box 331 STOWE VT 05672
Phone Number	Day: 802-793-9500 Other phone or email: 802-253-4572

Applicant/Contact Information (Relationship to Owner)

☑ Owner (If so, skip to site information) ☐ Lessee ☐ Contractor
☐ Architect/Designer ☐ Agent for Owner ☐ Under purchase contract

All information and correspondence is sent to applicant/contact.

Contact Name	JOHN STEEL
Company (if any)	N/A
Mailing Street Address City, State and Zip	PO BOX 331 STOWE VT 05672
Phone Number	802-793-9500 Other/Email: JohnH Steel@AOL.com

Site Information

Physical Address	57 DEPOT ST STOWE VT 05672	
Business (if any)	N/A	
Tax Map ID	7A-144-3	02144

Please briefly describe the project or request below:

REMOVE EXISTING 3 STORY STRUCTURE AND REBUILD A SIMILAR 3,423 Sq. ft. BUILDING WITH THREE APARTMENTS AND ONE COMMERCIAL UNIT ON THE FIRST FLOOR

For All Approvals:
The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if: ☑ Property Owner OR ☐ Agent for Owner	Signature: John H Steel Date: 12/6/2020

Additional application information is required on reverse side: →

Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.

Construction Information

A site plan showing the proposed development is required if construction is involved. **The applicant is responsible for determining property lines and setbacks.**

Please answer the questions below for all construction projects:

Will there be a new curb cut (driveway opening)?	Yes ☐ No ☑
Will over ½ acre of land be graded or disturbed?	Yes ☐ No ☑
Will the development create an additional ½ acre of impervious surface?	Yes ☐ No ☑
Will there be other changes resulting in increased sewer or water flows?	Yes ☐ No ☑
Will there be a new connection to the Stowe sewage system?	Yes ☑ No ☐
Will there be a new connection to the Stowe water system?	Yes ☑ No ☐
Is any portion of the building rented out?	Yes ☑ No ☐
Is an Act 250 permit or amendment required?	Yes ☐ No ☑

Maximum Bldg. Height: 27' * Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

Please answer the questions below for all projects involving residential dwellings:

Existing Rooms:	9	# Bathrooms:	3	# Bedrooms:	4	# Kitchens:	2
New Rooms:	13	# Bathrooms:	4	# Bedrooms:	4	# Kitchens:	3

Please complete the fee calculation below for all construction projects:

Indicate new/additional gross floor area	**Cost/Sq. Ft.**	**Fee Required**
Heated Enclosed Space: 3423 sq ft	$.20/sq. ft.	$ $684.60
Unheated Enclosed Space: -0- sq ft	$.13/sq. ft.	$ -0-
Unheated Unenclosed Space: 112 sq ft (such as decks and open porches)	$.07/sq. ft.	$ $7.84
Structures other than buildings (such as ponds and tennis courts) (administrative approval)	$50/structure	$
Structures other than buildings (such as ponds and tennis courts) (Conditional use approval required)	$100/structure	$
Additional Recording Fee:	$15 for permitted uses $30 for conditional uses	$ $15.00
	Total Fee**:	$ $707.44

** Minimum application fee for all construction (includes recording fee):
Permitted Uses: $60.00 Conditional Uses: $250.00

Fee Schedule for Projects Not Involving Construction
(all fees below include recording fee)

For permitted uses not involving construction: $60
For conditional uses not involving construction, appeals and variances: $250
Administrative amendment of conditional uses: $70
New signs: $70
Certificate of Occupancy: $55 (additional inspections if need after first: $40)
Subdivisions:
Preliminary Layout Application (Base Fee): $250
Preliminary Layout (Fee per lot if equal to and/or more than 5 lots): $250/lot or unit
Final Plat Application (Base Fee): $250
Final Plat Application (additional fee per lot if preliminary layout was not required): $100/lot or unit
Minor Subdivision - Lot Line Adjustment: $105 (includes recording fee for one map page)
Final Plat Recording Fee (per map page): $25

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstowevt.org/townclerk/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.

AMPERSAND
PROPERTIES, LLC
37 DEPOT STREET

49 DEPOT STREET
EXISTING COMMERCIAL BUILDING
GREEN MOUNTAIN INN = 2208 SF

21 POND STREET
EXISTING COMMERCIAL BUILDING
STEEL CONSTRUCTION = 1992 SF

57 DEPOT STREET
EXISTING COMMERCIAL BUILDING
MALT SHOP = 1780 SF
TWO BEDROOM APT = 1440 SF
STORAGE = 450 SF

DEPOT STREET
(ONE WAY)

POND STREET

SIDEWALK

RAMP

COOLER

GRAVEL PARKING

PAVED PARKING

AMPERSAND
PROPERTIES, LLC

8" SEWER

8" D.I. WATERMAIN

66" SD

30' ROW

HIGH OSG TV

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

57 Depot Street- Existing

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

BASE DRAWING BY GRENIER- OVERLAY INFO BY STEEL CONSTRUCTION

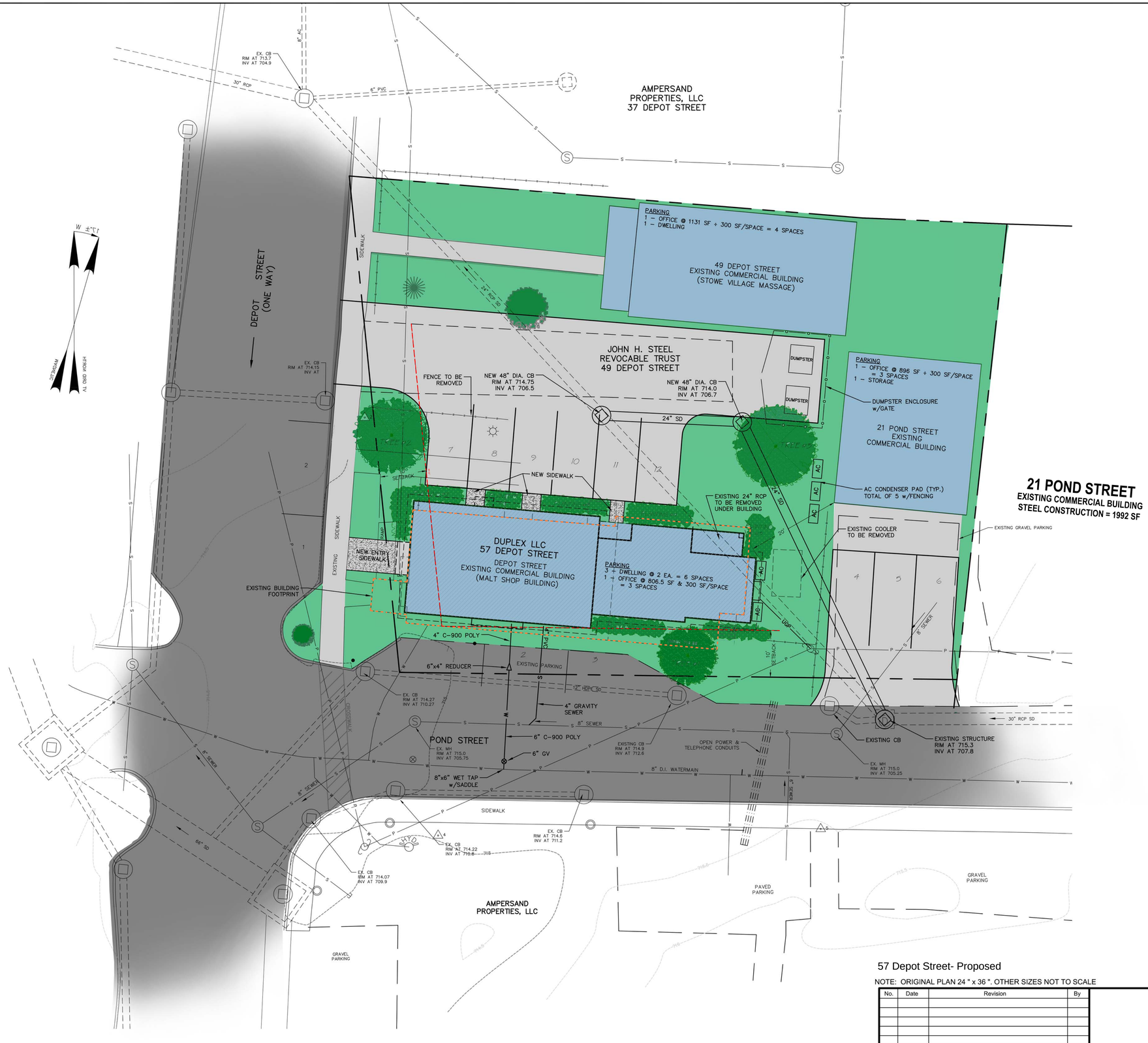
No.	Date	Revision	By

STATE OF VERMONT
JOHN D. GRENIER
NO. 9018
REGISTERED
PROFESSIONAL ENGINEER

SITE PLAN
JOHN H. STEEL REVOCABLE TRUST
DEPOT STREET STOWE

GRENIER
ENGINEERING, PC
155 DEMERITT PLACE #2
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date:	1 . 09 . 19
Drn By:	JAD/TJM
Scale:	1" = 10'
Sheet No:	1 of 1
Dwg Name:	MALT SP
File No:	



21 POND STREET
EXISTING COMMERCIAL BUILDING
STEEL CONSTRUCTION = 1992 SF

SETBACK COMPLIANCE TABLE:
EXISTING SF AREA WITHIN ZONING SETBACK = 547 SF
EXISTING SF AREA OVER PROPERTY LINE = 112 SF

PROPOSED BUILDING AREA WITHIN ZONING SETBACK = 245 SF
PROPOSED BUILDING REDUCES SETBACK ENCROACHMENT BY 302 SF

LANDSCAPE NOTES:
1. TREE #1 - THORNLESS HONEY LOCUST - GLEDITSIA TRIACANTHOS 2½" CALIPER
2. TREE #2 & #3 - AUTUMN BLAZE MAPLE - ACER X FREEMANII 3" CALIPER
3. PLANTING #1 THRU #7 - MIXED PERENNIALS FOR SEASONAL BLOOMING & VARIOUS HEIGHTS IN 18" PLANT MIX NATURAL BARK MULCH
4. ALL DISTURBED SOILS TO BE SEEDED AND SODDED
5. GRANITE CURBING ALONG PARKING SPACES #7-12 (54 LF)
6. PARKING & DRIVE B/T 49 DEPOT & 57 DEPOT STREET TO BE STAYMAT

ZONING CHART: 4 UNIT RESIDENTIAL STRUCTURE

ZONING DISTRICT:	VC-10
FRONTYARD SETBACK:	10'
SIDEYARD SETBACK:	10'
REARYARD SETBACK:	10'
LOT COVERAGE MAX. =	50%
TOTAL COMBINED AREA OF ALL LOTS =	13,195 SF
PROPOSED LOT COVERAGE =	29%

PARKING REQUIREMENT:

4 UNITS/DWELLING	= 8 SPACES
3 OFFICES	= 10 SPACES
	18 SPACES
50% REDUCTION IN VC-10	
SPACES REQUIRED	9 SPACES
SPACES PROVIDED AS PER THIS PLAN	12 SPACES

THIS IS NOT A SURVEY
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY
BASED ON PREVIOUS MAPS AND EVIDENCE FOUND IN THE FIELD AND WERE NOT SURVEYED BY THIS OFFICE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

57 Depot Street- Proposed

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

PRELIMINARY ~ NOT FOR CONSTRUCTION

SITE PLAN

No.	Date	Revision	By

JOHN H. STEEL REVOCABLE TRUST
DEPOT STREET STOWE

GRENIER ENGINEERING, PC
155 DEMERITT PLACE #2
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date:	2 . 14 . 20
Drn By:	JAD/TJM
Scale:	1" = 10'
Sheet No:	1 of 2
Dwg Name:	MALT SP
File No:	

Building Condition Assessment
57 Depot Street, Stowe Vermont.

December 31, 2019

To John Steel
21 Pond Street
Stowe, Vermont, 05672

John
Thanks you for providing access to the building at 57 Depot Street today. I was able to determine structure for the first and second floors and the roofs of the east additions.

General observations: The building has been modified many times. Three distinct construction periods were noted, an original building approximately 44'x24', an early addition to the east approximately 30'x22' and a later addition approximately 4'x30' along the north side of the earlier addition. Several porches have been added to the north and west facades and the roof structure of the oldest building appears to have been replaces when skylights were added and asphalt shingles were installed.

There is substantial settling that has occurred over the years, indicated by sloping floors and siding that is not parallel to the newer roof construction over the oldest part of the building. Recent repairs to the first floor and foundation may have stabilized the building in its current state, but the foundation is only 3' deep and frost action may continue to move the building. The existence of siding on the original east wall extending to the floor of the crawl space indicates that grade at this site was once about three feet lower than it is now. The raised grade has compromised ceiling head heights and created rot issues where grade comes in contact with framing.

Structural timber beams throughout all areas of the building were previously used in a different structure as evidenced by unused mortises and the fact that many are installed in positions where the mortises are either upside down or sideways. Many are split and with repairs attempted by bolts or bearing blocks. All wood framing is softwood and no earthquake resistance design elements exist.

Foundations: The oldest part of the building sits on a stone and concrete block foundation wall with exterior skim coat parging and shot-crete interior parging. This is usually done to block when it has been installed without reinforcing. Cracks are evident in almost all visible joints at the exterior of this foundation wall. A poured foundation exists under the east addition. The newest addition is installed outside of the poured foundation with no access to the space below.

The foundation has a shallow depth to footings, measured at 3' from underside of floor. There is a concrete block foundation under the interior fireplace and chimney. The newest Northeast addition may have piers or a block foundation, skirting along that wall made it impossible to determine without destructive testing.

First Floor Structure: The entire building sits with the top of the foundation equal to the adjacent grade. When the new floor structure was added the floor was raised about 8" but the original sill beams still sit right at grade and are likely rotted. If this condition has been untreated the studs and sheathing sitting on the sills are also likely rotted.

First floor framing at oldest part of the building has been replaced with double 2x10's at 24" on center spanning 12'. Floor live load capacity is 100 psf, suitable for commercial use. The east addition is raised 6" and is framed with 2x8's at 16" on center spanning 11 feet. Floor live load capacity is 60 psf, suitable for residential use however rot in several areas of the floor and subfloor may have transmitted through to the structure below. Both floors are uneven and slope from high points to the east to low points at the west.

Site Constraints: There is an existing 30" storm drain along the north side of Pond street that is constricted into a 24" drain and passes under the east addition on this property at a depth of about 8'. Redevelopment of this property would allow replacement of this drain to a location outside of the foundation with a 30" pipe, relieving the pinch point.

Conclusion: If the site continues as commercial and/or residential uses the following issues prevent the existing structure from adequately meeting the Town of Stowe goals and State of Vermont codes.

The foundation has three problems; shallow depth to footing, cracking in block walls and top of wall at grade. The cracks in the foundation indicate that there is movement of the structure likely caused by the shallow footings. A new foundation is advised to keep the building stable, raise wood structure above grade, and allow proper insulation.

First floor framing is adequate but sill beam is likely rotted and floor decking is compromised for about 50% of the floor area. Second floor framing is inadequate to support loads per code. Addition roof is inadequate per code for snow loads. No earthquake loading design has been overlaid on this structure as would be required for a three unit building under current code. The floors are not level, second floor is worst with a 1" in 6' pitch.

There is substantial exterior work required for repairs and energy code upgrades to help Stowe meet goals established in the 2018 Town Plan. To meet goals and codes would require the removal of all interior finishes or exterior siding for insulation, replacement of all windows and upgraded HVAC systems. This site has good solar exposure for either passive or active systems but the existing structure does not take advantage of the good exposure and would not support building mounted systems.

Health and ADA issues would need to be resolved for any commercial use and Lead abatement is required for any renovations.

I my view, after review of the parts of the building that were accessible, the costs of the repairs required by code and deterioration are prohibitive and pose a financial hardship to the owner. Other unseen conditions are likely in a building of this age that would further increase those costs. There is also the benefit to the Town of Stowe in removal of the storm drain from under the building and allowing the drainage to be installed as designed for flood control along Pond and Depot Streets. I recommend that the best course of action would be to replace this building with a structure more suitable to the site that would be a benefit to the Town of Stowe and the building occupants for years to come.

Sincerely

Douglas R Viehmann, AIA

Second Floor Structure: The oldest floor framing is 1 7/8"x7" joists at 24" o.c. spanning 12 feet with many layers of floor sheathing of various materials above. The center 7"x7" beams are the weak link in the structure. Beam live load capacity is 25 psf, which does not meet code for occupied spaces. At the west end these beams bear on the masonry chimney directly over a fireplace which is not allowed under current codes. The east addition has 1 5/8"x7 ½" joists at 24" o.c. spanning 11 feet. Floor live load capacity is 40 psf, suitable for residential use, however this is an attic floor with limited head room and joists span perpendicular to the roof so no lateral support is derived from the framing and the 1x4 board flooring is not installed adequately for lateral loads. 3"x9½" beams spanning 11 feet supporting the joists have a live load capacity of 30 psf so are inadequate to support loads for habitable spaces.

Third floor Structure: I was unable to access this area for measurements.

Roof Structure: All roofs are approximately 8/12 pitch. The roof of the original structure was not visible for inspection, but as previously noted has been modified from its original construction. The roof structure of the east addition has 2"x5" rafters at 24" on center spanning 11 feet with collar ties at approximately 2' down from the ridge. Roof live load capacity is approximately 37 psf, which does not meet code for snow loading in Stowe of 70 psf. Rafters on the newest addition are 2x6's at 24" on center spanning 4 feet. Roof live load capacity at NE addition is approximately 115 psf.

Exterior condition: The exterior of the building is in need of paint, the east addition roof is rusted and has been damaged at the eaves by ice dams. Rotted trim is in evidence at windows and roof edges. Both chimneys have loose brick above the roof line, the east chimney is close to dropping bricks, I suggest safety measure be employed. It is difficult to determine if the chimneys are straight, it appears as if the west wall of the building is 8" out of plumb from first floor to attic floor. Exterior stairs to the addition attic do not meet code with 7 ½" rise and 8" tread. The railings on this stair do not meet code for height or baluster clearance and are rotted to the point of offering no support if used to abort a fall.

ADA: The building has a ramp to the main entrance however bathrooms, which are too small, can only be accessed by traversing up and down steps. The kitchen has a 2" step at the access point to the dining areas. This building is non-compliant for ADA.

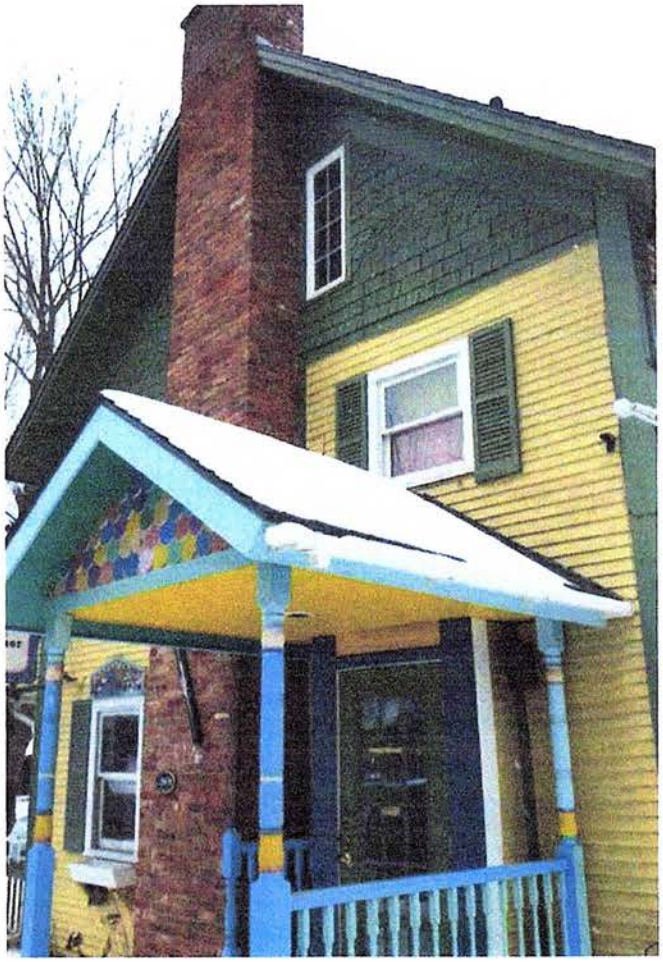
Building Code: The most recent use with a restaurant downstairs and apartments upstairs requires a 2 hours fire rating at the ceiling level, holes in the ceiling, exposed floor joists in a closet, and a one hour rating at the attic level are all non-compliant. Windows sizes do not meet code for use as a second means of egress, first floor units have fixed storm windows.

Wiring, where visible, is improperly supported. The slope of plumbing drains in crawl space is too shallow for code.

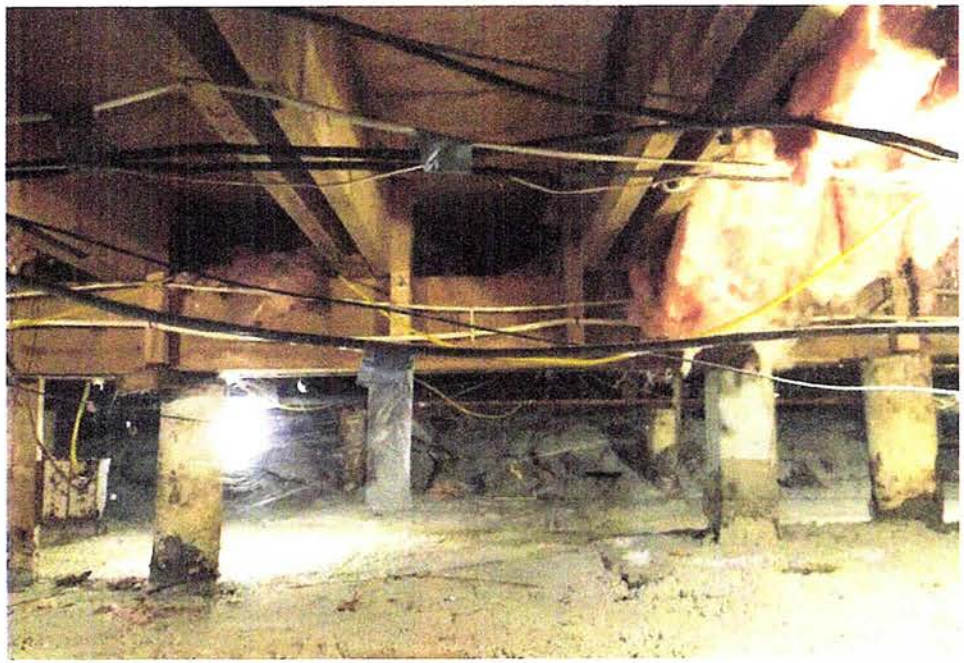
Energy Code: Parts of the HVAC systems appear to be fairly new and could be used in a new structure if carefully salvaged and stored, eg. High efficiency boiler, heat pump, new hot water heater. Insulation of the existing building where visible does not meet current energy code. No insulation in crawl space or foundation, fiberglass batt in attic spaces, R19 versus R49 required. Wall insulation, only visible in one area, of R 11 with no continuous thermal barrier. Some windows are single glazed.

Interior finishes: The finishes in the commercial area on the ground floor are in very poor condition. It is highly likely that lead paint is present due to the age of the building. The commercial kitchen areas should be gutted to remove all grease laden materials including the flooring and top layer of decking. Sloping and rotted floors should be repaired. The entire 1050 sf of the oldest building have a first floor ceiling height that does not meet code, sloping from 6'-7" in the SW corner to 7' in the NE and 7' 3 in the SE corner. It is the second floor that slopes worst although it appears there is a 1 ½" drop to the SE on the first floor of the oldest portion and the addition as well. Floor finishes are beyond their useful life on the first floor.


Lunch - Dinner
Ice Cream

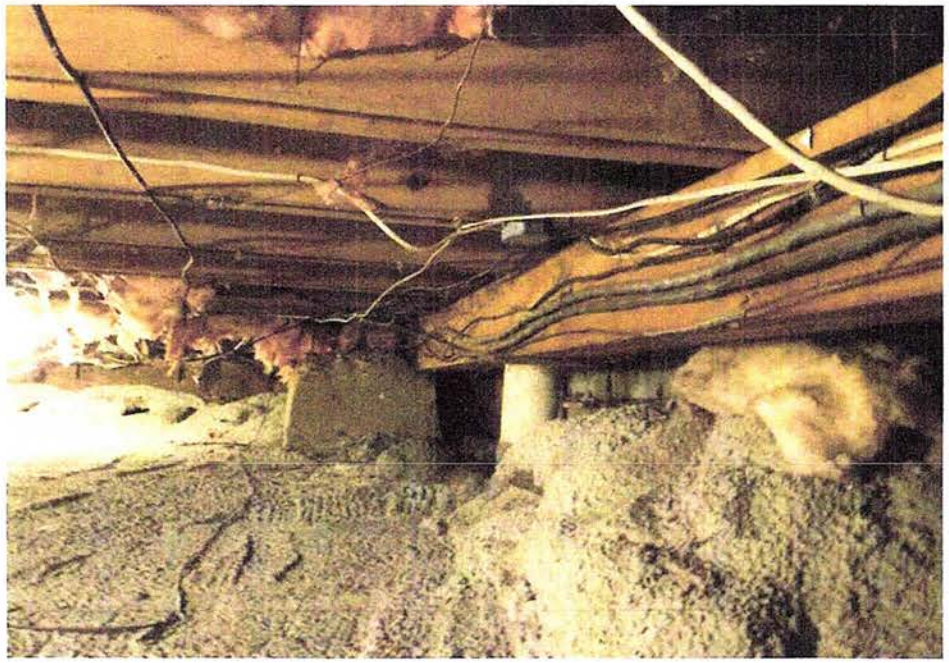


UNDER WEST BUILDING LOOKING NORTH



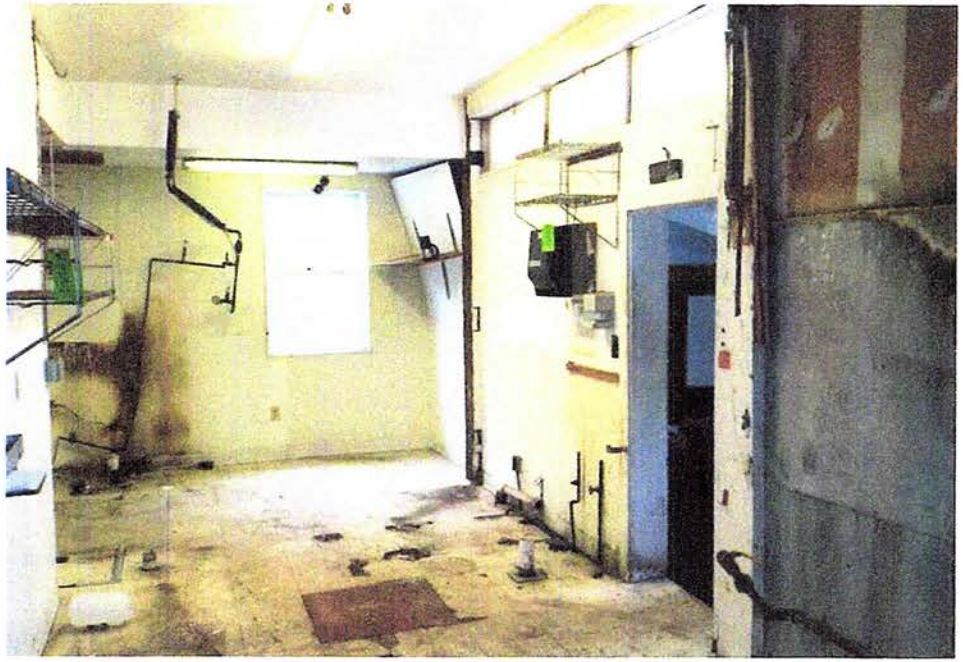
UNDER KITCHEN LOOKING SOUTH

UNDER KITCHEN LOOKING WEST



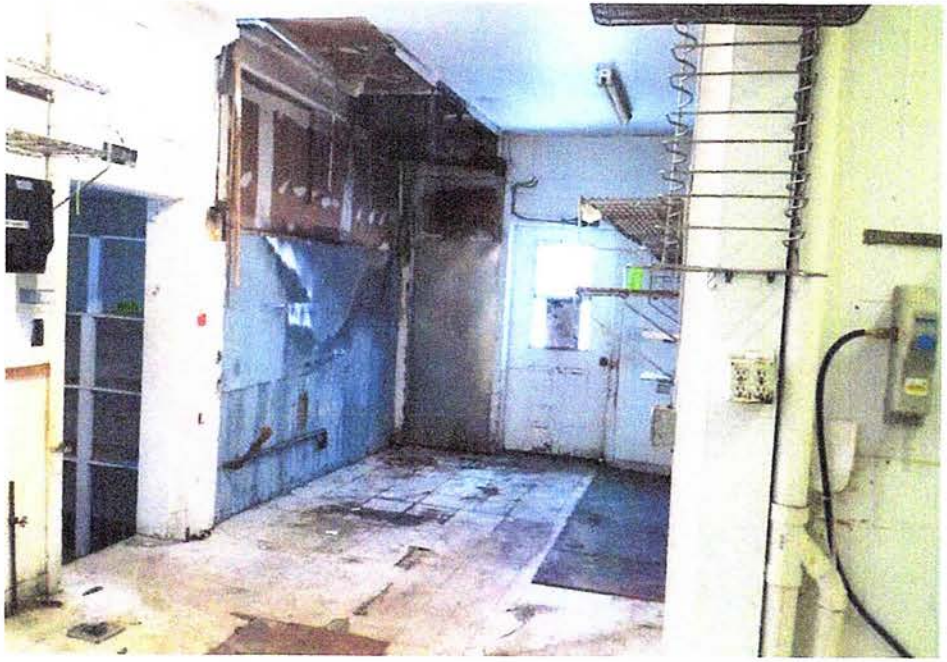
UNDER WEST BUILDING LOOKING EAST

KITCHEN



ATTIC OVER KITCHEN

RESTAURANT



KITCHEN

This large 3x3 bay, gable front building has vertical board siding and sits back from the road and faces east on Pond Street. A central entrance is flanked by two, large, multi-paned windows and is sheltered by a full-façade shed roof porch supported by square posts. A narrow, 6-paned window sits in the gable peak. There is an entrance on the eaves elevation that is marked by a simple gable hood.

119. Doctors Office 1997 – 21 Pond Street (Non-Contributing)

This building is not listed in the original district nomination.

This building is newly constructed and is considered non-contributing in the historic district.

This two and one half story, 3x3 bay gable front barn like building sits on a cement block foundation has varied fenestration and a central, sliding barn door located on the first story gable front façade. The gable elevations are sheathed in clapboards and the eaves elevation in vertical board. There are windows located on the gable end second floor and a diamond shape, louvered vent. The north and south eaves elevations have a row of 6 paned louvered windows located close to the eave. The south eaves elevation has a sliding barn door located near the rear of the building. This building is used as a doctor's office.

120. Depot Street Malt Shop c. 1909 – 57 Depot Street (Contributing)

Number 107 in the original district nomination.

This two and one half story, gable front, clapboard building with 1/1 windows and three skylights on the east and west asphalt shingled roof elevations faces south on Depot Street. The main entrance has multi-paned door and a long gable hood supported by simple, square posts. There is a large exterior chimney on the front façade and a one story gable-roofed addition on the north façade. The addition is also clad in clapboard, has 1/1 windows and a standing seam metal roof.

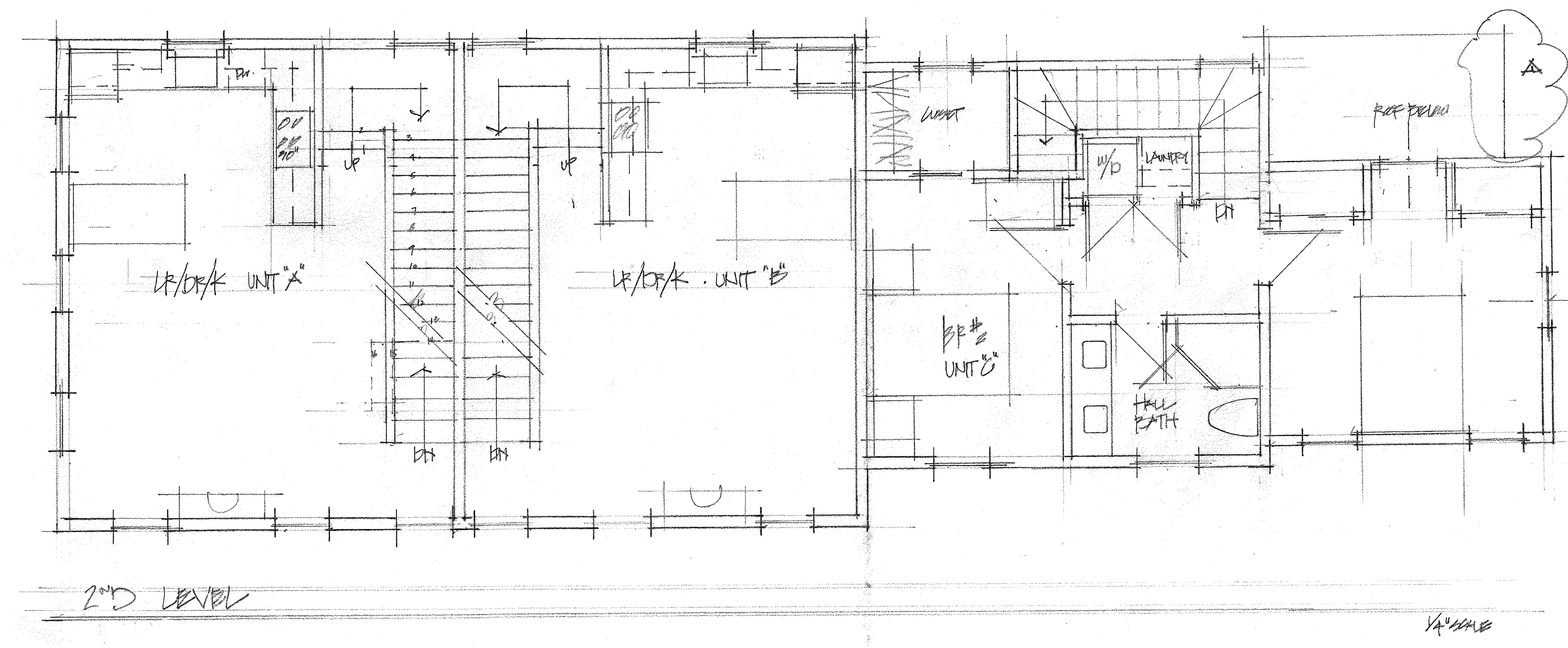
121. Office Building 1997 – 49 Depot Street (Non-Contributing)

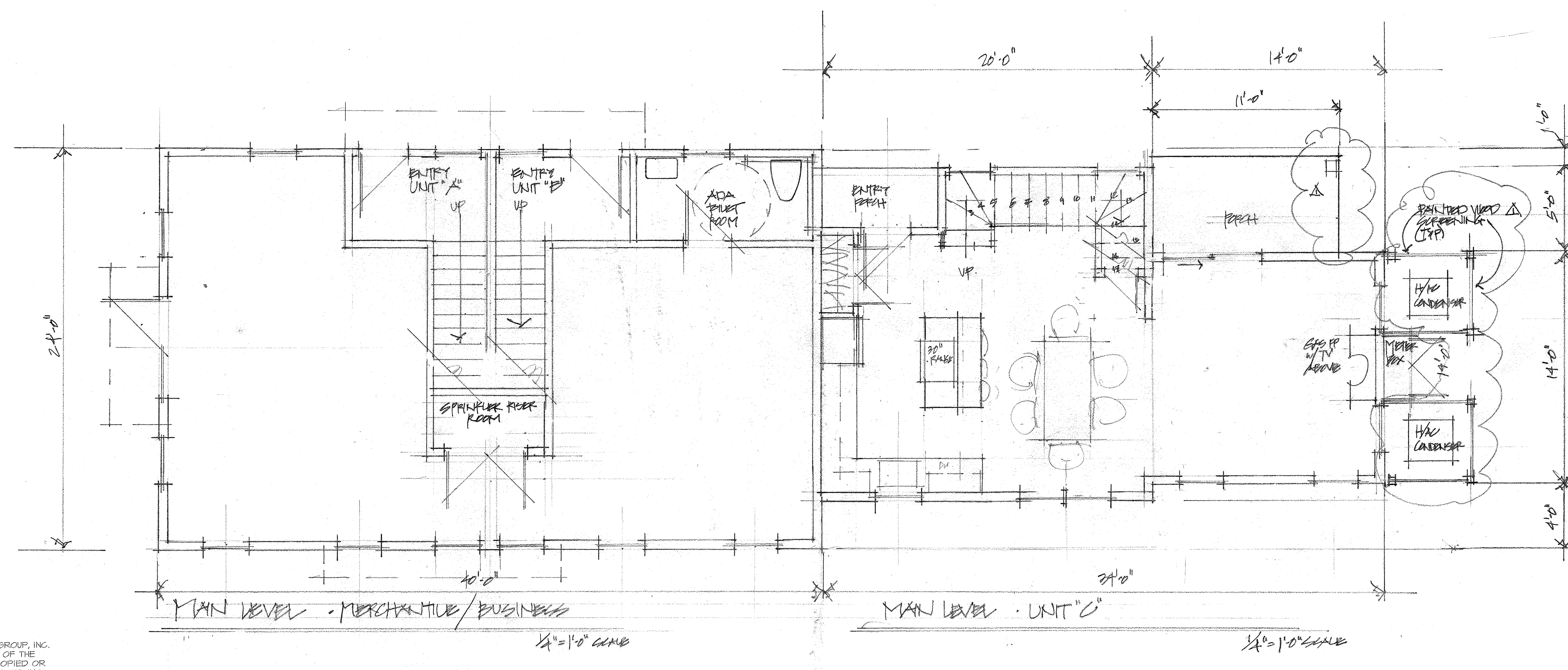
Number 106 in the original district nomination.

This building is considered non-contributing in the historic district due to age.

This two and one half story, 4x5 bay, gable front clapboard building sits on a poured concrete foundation and has a full length, hipped roof first story porch supported by square posts on the gable end. This building has 2/2 windows throughout and an asphalt shingle roof. The building is used for offices.


DEPOT STREET
MALT
SHOPPE
LUNCH
DINNER





REVISIONS	BY
△1 2·10·20	MBC
△	
△	
△	
△	
△	

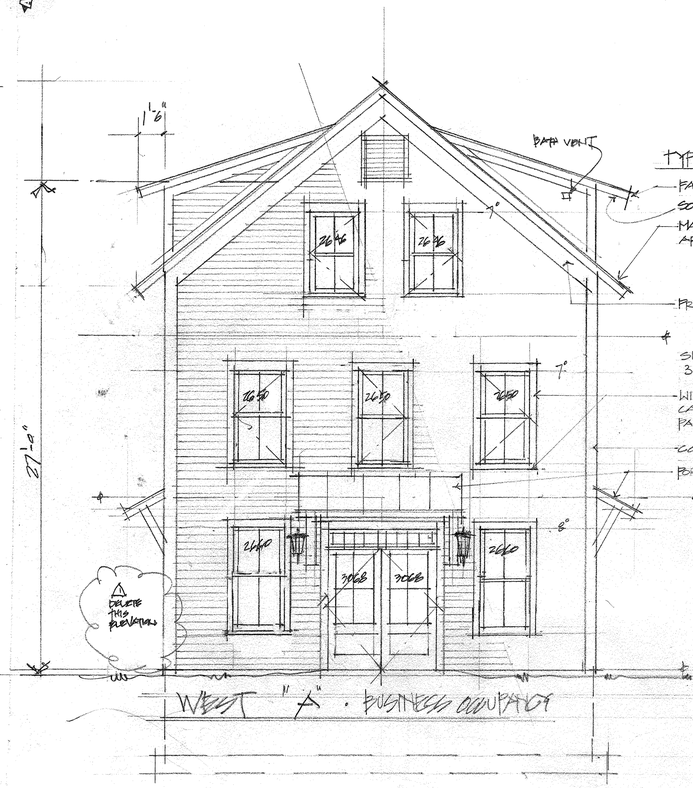
CUSHMAN DESIGN GROUP
Creative · Intuitive · Functional · Efficient
Architectural Design Solutions
P.O. BOX 655, 100 MOUNTAIN RD., STOWE, VT 05672
TEL 802.253.2169 FAX 802.253.2160
www.cushmandesign.com

JOHN & ANNE STEEL
57 DEPOT STREET
STOWE, VERMONT

Date JAN 20, 2020
Scale
Drawn MBC
Job 1990
Sheet A1.1
Of Sheets

PAINTED WOOD H/AC COMPRESSOR SCREEN - TYPICAL 3 SIDES

FREE STANDING SCREEN

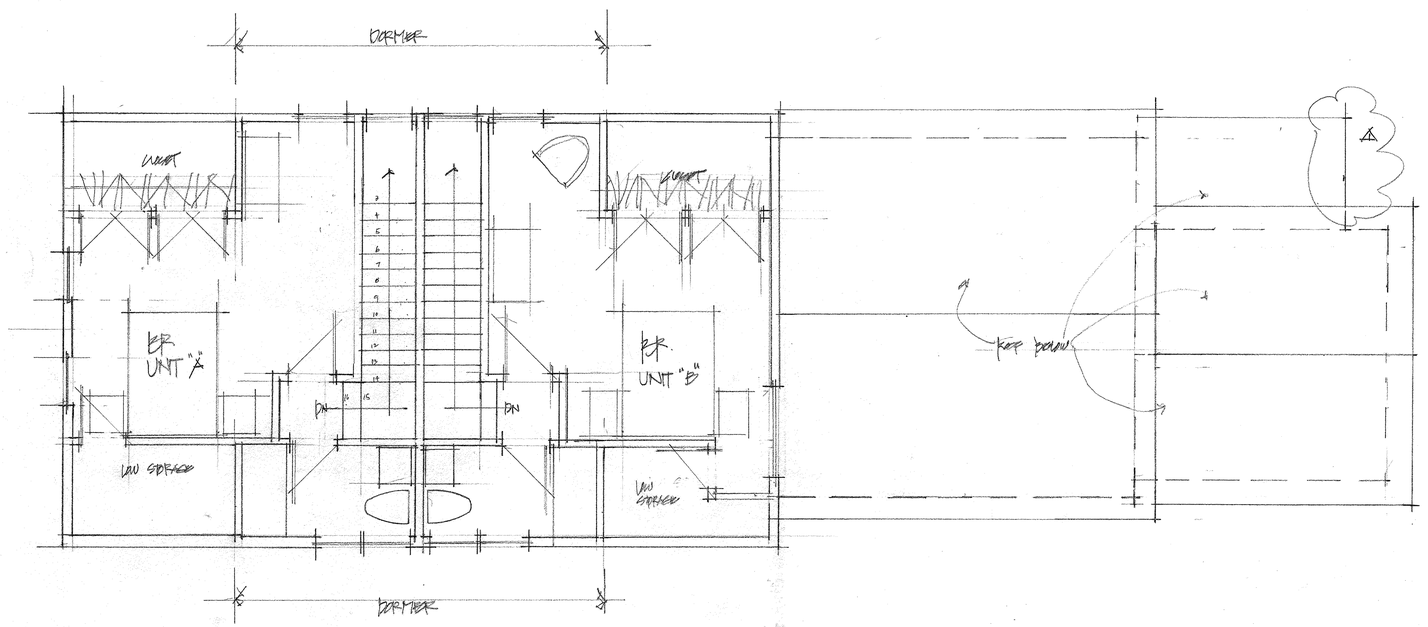


WEST "A" - BUSINESS OCCUPANCY

TYP. EXTERIOR MATERIALS

- FASCIA - 1x6/1x3 PINE
- SOFFITS - 1x8 T&G PINE
- MAIN ROOFS - CERTAINTEED ARCHITECTURAL SHINGLES
- FRIEZE 5/4x PINE
- SIDING HEMLOCK CLAPBOARD 3½" TO THE WEATHER
- WINDOW & DOOR JAMB & HD. CASING 5/4x4, TYP. W/ PAINTED CEDAR SUBSILL
- CORNER BOARDS - 5/4x8
- PORCH ROOFS - PAINTED STANDING SEAM

WEST "B" - RESIDENTIAL UNIT



3RD LEVEL

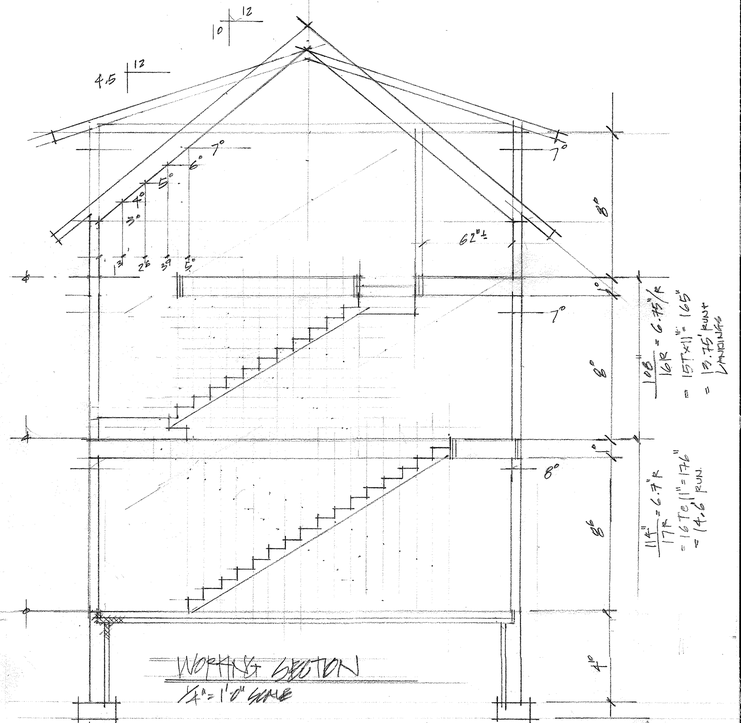
1/4" SCALE

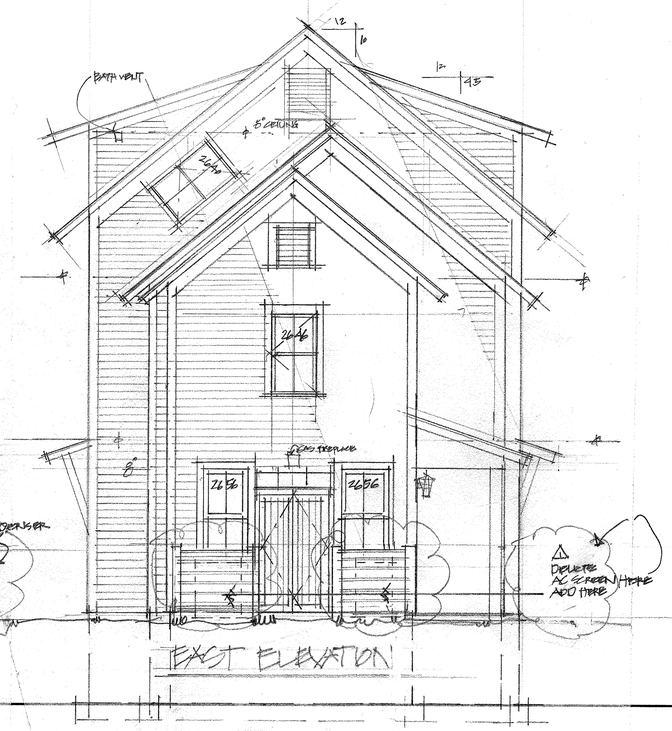
REVISIONS	BY
1 2.10.20	MBC

CUSHMAN DESIGN GROUP
Creative · Intuitive · Functional · Efficient
Architectural Design Solutions
PO BOX 1509 MOUNTAIN ROAD STOWE, VT 05672
TEL 802.253.1109 FAX 802.253.2160
www.cushmandesign.com

JOHN & ANNE STEEL
57 DEPOT STREET
STOWE, VERMONT

Date JAN 20, 2020
Scale
Drawn MBC
Job 1990
Sheet A1.2
Of Sheets





REVISIONS	BY
1 2.10.20	MBC
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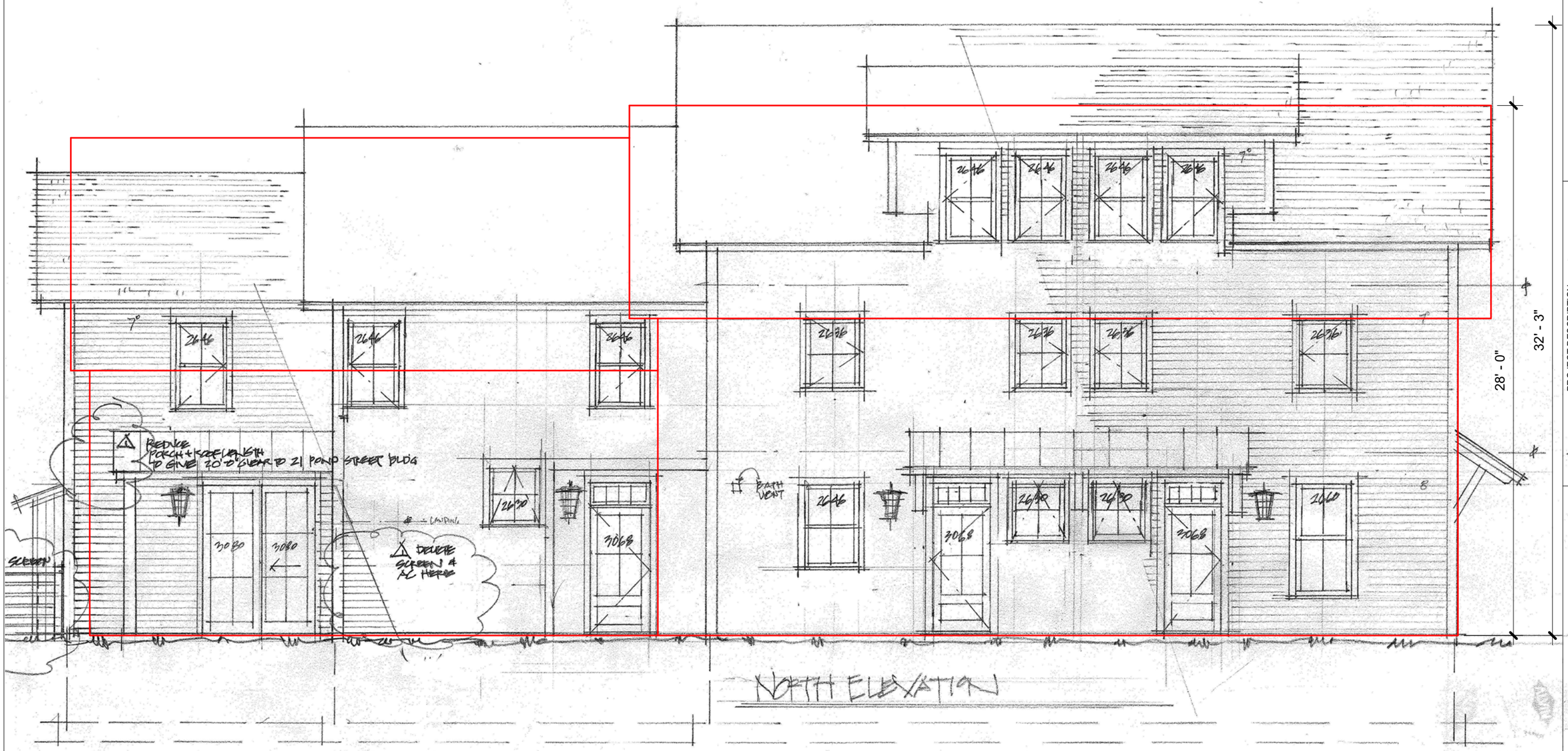
JOHN & ANNE STEEL
57 DEPOT STREET
STOWE, VERMONT

Date	JAN 20, 2020
Scale	
Drawn	MBC
Job	1910
Sheet	A1.3
Of	Sheets



1 SK1

Existing Building Overlay (red) of Proposed Building

3/16" = 1'-0"

REVISIONS | BY

PROJECT DESCRIPTION

57 Depot Street

Stowe, Vermont

Date	2.18.2020
Scale	3/16" = 1'-0"
Drawn	Author
Job	2020-1
Sheet	SK1

STEEL CONSTRUCTION INC.
Built on Experience

2/17/2020

57 Depot Street- Proposed Rebuild Building Materials

-Foundation- Concrete footings and frost walls with insulated concrete slab on grade

-Wall Framing- 2x6 @ 16" oc framing with 1" Zip R insulated wall sheathing

-Floor Framing- TJI floor joists with ¾" Advantech decking

-Roof Framing- Trusses and 2x12 rafters with 5/8" Advantech decking

Window & Door Casing- 5/4x 4 pine

Corner boards- 5/4x8 pine

Facia - 1x6 and 1x3 pine

Soffit - 1x8 T&G pine

Frieze - 5/4x8 Pine

Siding- Hemlock clapboard with 3 ½" exposure

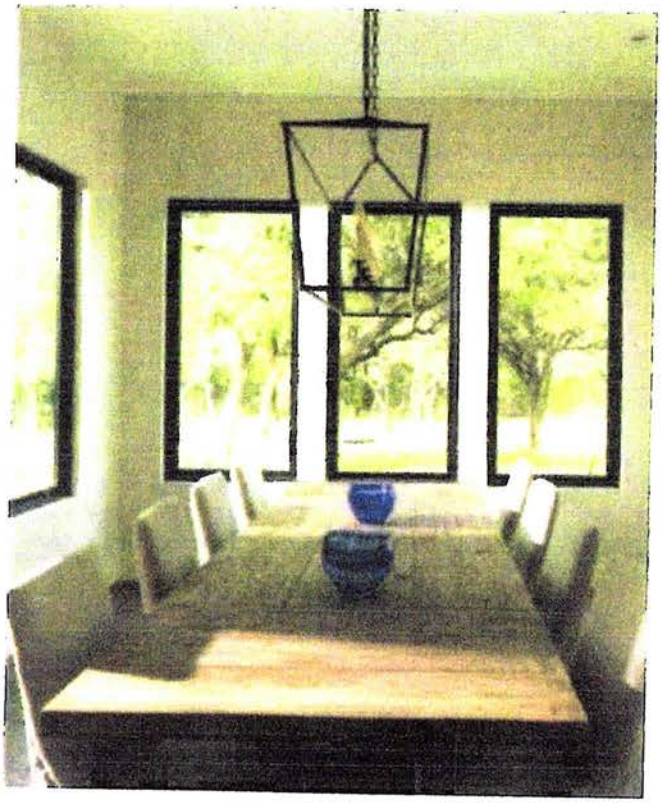
Main roof - CertainTeed architectural shingles.

Porch roofs- Painted standing seam metal.

21 Pond Street / PO Box 331, Stowe, VT 05672
802.253.4572 802.253.6200 (fax) JohnHSteel@aol.com
www.SteelConstructionVT.com

Andersen WINDOWS • DOORS AW

100 SERIES



CASEMENT WINDOWS

Offering full top-to-bottom ventilation, Andersen® 100 Series casement windows are made with our revolutionary Fibrex® composite material to give you a window that is durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

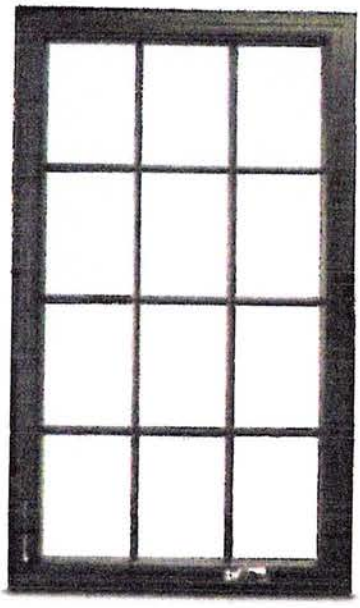
DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years* of smooth, reliable operation
- Fibrex material construction provides long-lasting* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel*
- Fibrex material is twice as strong as vinyl

ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

ASK ABOUT ENERGY STAR



BEAUTIFUL

- Clean, attractive corner seams
- Five exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

EXTERIOR COLORS

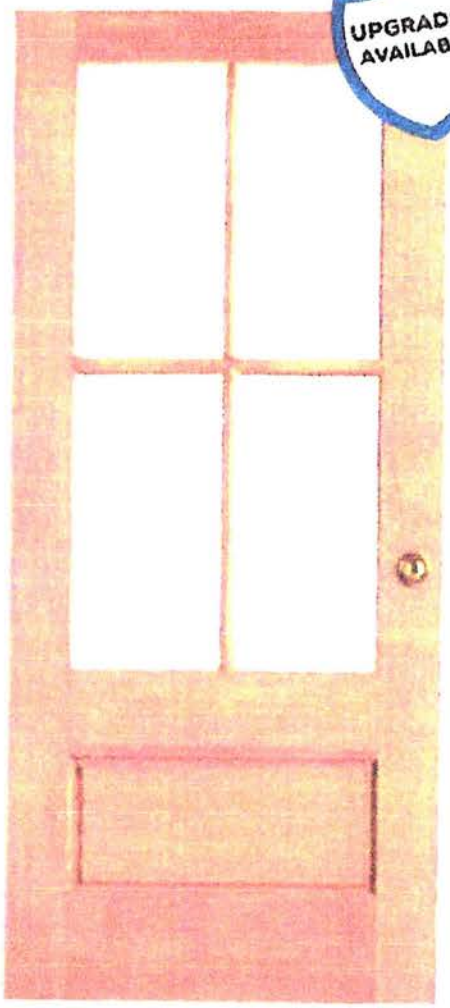
White | Sandtone | Terratone | Dark Bronze | Black

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

Back to Search Results

1.B.20 - J. STEEL - 57 [illegible] STREET



37504 THERMAL SASH (SDL)

SERIES: Exterior French & Sash Doors
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, Dutch Door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

MATCHING COMPONENTS

Thermal Sash Sidelight (SDL) (37802)

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 1-7/16" Innerbond® Double Hip-Raised Panel
Glass: 3/4" Insulated Glazing

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WHERE TO BUY

WIDTH 3'0"

HEIGHT 6'8"

WOOD SPECIES
Fir

GLASS 3/4" Clear IG

PANEL 1 7/16" RP

UPGRADES
☐ UltraBlock Technology
☐ WaterBarrier Technology

REQUEST DEALER QUOTE

Similar Doors:

WHERE TO BUY

PROPOSED ENCROACHMENT = 208 SF

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

SETBACK COMPLIANCE TABLE:
EXISTING SF AREA WITHIN ZONING SETBACK = 463 SF
EXISTING SF AREA OVER PROPERTY LINE = 58 SF

PROPOSED BUILDING AREA WITHIN ZONING SETBACK = 208 SF
PROPOSED BUILDING REDUCES SETBACK ENCROACHMENT BY 255 SF

LANDSCAPE NOTES:
1. TREE #1 - THORNLESS HONEY LOCUST - GLEDITSIA TRIACANTHOS
2½" CALIPER

2. TREE #2 & #3 - AUTUMN BLAZE MAPLE - ACER X FREEMANII
3" CALIPER

3. PLANTING #1 THRU #7 - MIXED PERENNIALS FOR SEASONAL
BLOOMING & VARIOUS HEIGHTS IN 18" PLANT MIX
NATURAL BARK MULCH

4. ALL DISTURBED SOILS TO BE SEEDED AND SODDED

5. GRANITE CURBING ALONG PARKING SPACES #7-12 (54 LF)

6. PARKING & DRIVE B/T 49 DEPOT & 57 DEPOT STREET TO BE STAYMAT

ZONING CHART: 4 UNIT RESIDENTIAL STRUCTURE
ZONING DISTRICT: VC-10
FRONTYARD SETBACK: 10'
SIDEYARD SETBACK: 10'
REARYARD SETBACK: 10'
LOT COVERAGE MAX. = 50%
TOTAL COMBINED AREA OF ALL LOTS = 13,195 SF
PROPOSED LOT COVERAGE = 29%

PARKING REQUIREMENT:

4 UNITS/DWELLING	= 8 SPACES
3 OFFICES	= 10 SPACES
	18 SPACES
50% REDUCTION IN VC-10	
SPACES REQUIRED	9 SPACES
SPACES PROVIDED AS PER THIS PLAN	12 SPACES

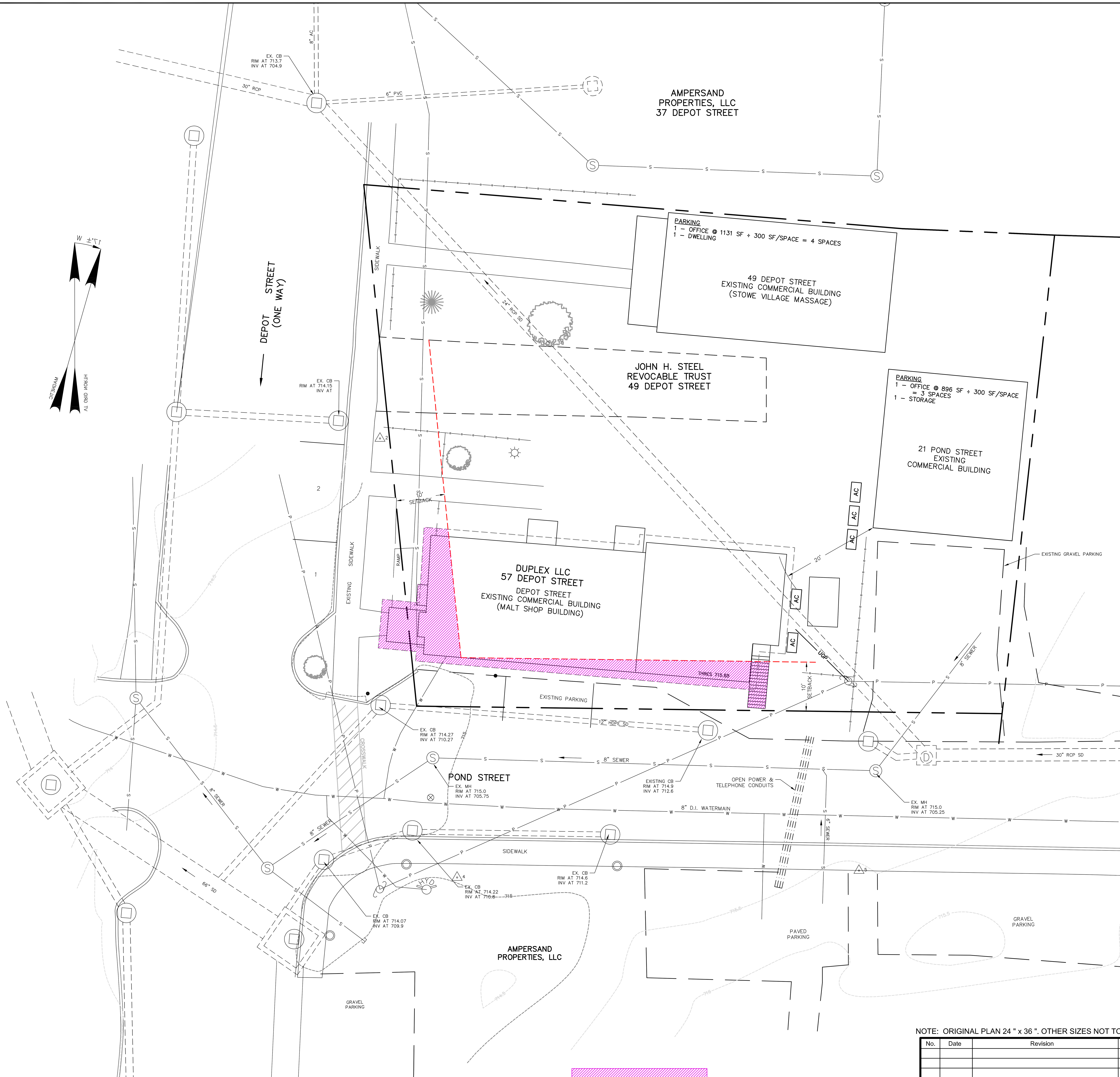
THIS IS NOT A SURVEY
PROPERTY LINES SHOWN ARE APPROXIMATE ONLY
BASED ON PREVIOUS MAPS AND EVIDENCE FOUND IN THE
FIELD AND WERE NOT SURVEYED BY THIS OFFICE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PROPOSED ENCROACHMENT
JOHN H. STEEL REVOCABLE TRUST
DEPOT STREET STOWE

GRENIER ENGINEERING, PC
155 DEMERITT PLACE #2
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date:	2 . 18 . 20
Drn By:	JAD/TJM
Scale:	1" = 10'
Sheet No:	1 of 1
Dwg Name:	MALT SP
File No:	



COMBINED PROPERTIES TOTAL AREA= 13,200sf
REQUIRED AREA- 4 RESIDENTAL UNITS= 10,000sf

SETBACK COMPLIANCE TABLE:
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EXISTING SF AREA OVER PROPERTY LINE = 58 SF

PROPOSED BUILDING AREA WITHIN ZONING SETBACK = 208 SF
PROPOSED BUILDING REDUCES SETBACK ENCROACHMENT BY 255 SF

LANDSCAPE NOTES:
1. TREE #1 - THORNLESS HONEY LOCUST - GLEDITSIA TRIACANTHOS 2½" CALIPER
2. TREE #2 & #3 - AUTUMN BLAZE MAPLE - ACER X FREEMANII 3" CALIPER
3. PLANTING #1 THRU #7 - MIXED PERENNIALS FOR SEASONAL BLOOMING & VARIOUS HEIGHTS IN 18" PLANT MIX NATURAL BARK MULCH
4. ALL DISTURBED SOILS TO BE SEEDED AND SODDED
5. GRANITE CURBING ALONG PARKING SPACES #7-12 (54 LF)
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PROPERTY LINES SHOWN ARE APPROXIMATE ONLY BASED ON PREVIOUS MAPS AND EVIDENCE FOUND IN THE FIELD AND WERE NOT SURVEYED BY THIS OFFICE

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

EXISTING ENCROACHMENT = 521 SF
(INCLUDES AREA WITHIN SETBACK & OVER PL)

NOTE: ORIGINAL PLAN 24 " x 36 ". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

EXISTING ENCROACHMENT
JOHN H. STEEL REVOCABLE TRUST
DEPOT STREET STOWE

GRENIER
ENGINEERING, PC
155 DEMERITT PLACE #2
P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

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