



Development Application
Town of Stowe Zoning Department
PO Box 730
Stowe VT 05672
Voice (802) 253-6141

Project #
 (To be assigned) **6323**

Date Received: **8-3-20**

This form serves as an application for all requested zoning and subdivision reviews.

Owner Information

Property Owner: Samantha and James David
 Mailing Street Address City, State and Zip: 231 Touchstone Drive, Stowe VT 05672
 Phone Number: Day: 917-573-3056 Other phone or email: SamanthaJean@gmail.com

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: _____
 Company (if any): _____
 Mailing Street Address City, State and Zip: _____
 Phone Number: _____ Other/Email: _____

Site Information

Physical Address: 231 Touchstone Drive, Stowe VT 05672
 Business (if any): _____
 Tax Map ID: _____

Please briefly describe the project or request below:

Two new one story additions to an existing two story residence. South west addition to have a two-bay garage and office. North west addition to have three bedrooms. Existing house to have interior renovation and new exterior cladding. Please see attached written narrative for further detail.

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: _____
 Date: 07/29/2020

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Maximum Bldg. Height: 20' * 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:	# Bathrooms: 3.5	# Bedrooms: 2	# Kitchens: 1
New Rooms:	# Bathrooms: 4 (6.5 total after removing 1)	# Bedrooms: 4 (5 total after removing 1)	# Kitchens: 0 (1 Total)

Please complete the fee calculation below for all construction projects:

Indicate new/additional gross floor area	Cost/Sq. Ft.	Fee Required
Heated Enclosed Space: <u>2681</u> sq ft	\$.20/sq. ft.	\$ 536.20
Unheated Enclosed Space: <u>608</u> sq ft	\$.13/sq. ft.	\$ 79.04
Unheated Unenclosed Space: <u>294</u> sq ft (such as decks and open porches)	\$.07/sq. ft.	\$ 20.58
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**:	\$ 650.82

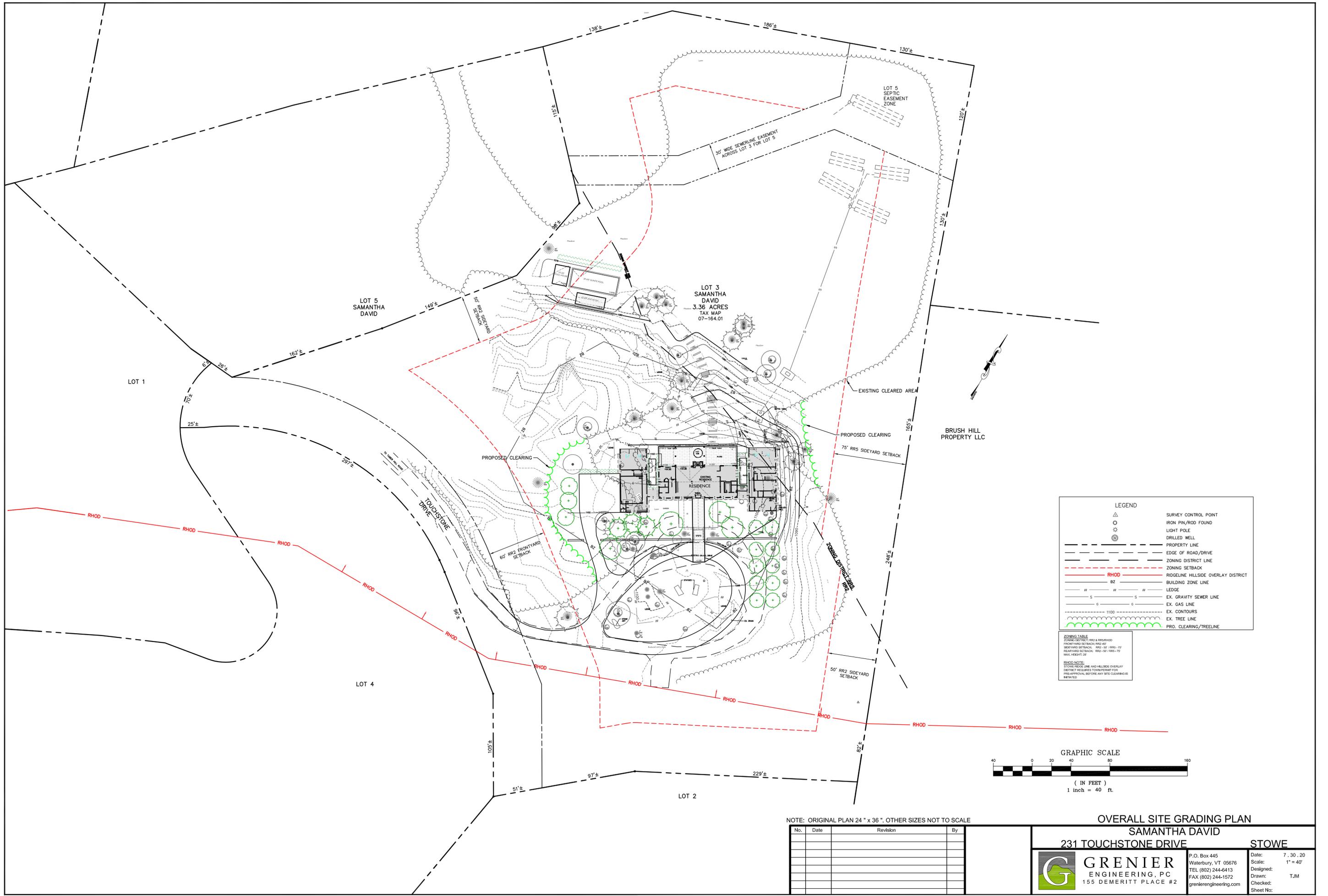
** Minimum application fee for all construction (includes recording fee):

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.townofstovevt.org/townclerk/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.

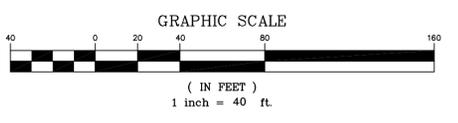


LEGEND

- △ SURVEY CONTROL POINT
- IRON PIN/ROD FOUND
- ⊕ LIGHT POLE
- ⊗ DRILLED WELL
- PROPERTY LINE
- EDGE OF ROAD/DRIVE
- ZONING DISTRICT LINE
- ZONING SETBACK
- RHOD** RIDGELINE HILLSIDE OVERLAY DISTRICT
- BZ BUILDING ZONE LINE
- LEDGE
- S --- EX. GRAVITY SEWER LINE
- G --- EX. GAS LINE
- EX. CONTOURS
- EX. TREE LINE
- PRO. CLEARING/TREELINE

ZONING TABLE
 ZONING DISTRICT: RHOD & RHORHOD
 FRONTYARD SETBACK: RHOD-40'
 SIDEYARD SETBACK: RHOD-30' / RHOD-10'
 REARYARD SETBACK: RHOD-30' / RHOD-10'
 MAX. HEIGHT: 28'

RHOD NOTE:
 STORE RIDGE LINE AND HILLSIDE OVERLAY DISTRICT REQUIRES TOWN PERMIT FOR PRE-APPROVAL BEFORE ANY SITE CLEARING IS INITIATED



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

OVERALL SITE GRADING PLAN
SAMANTHA DAVID
231 TOUCHSTONE DRIVE
STOWE

<p>GRENIER ENGINEERING, PC 155 DEMERITT PLACE #2</p>	P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com	Date: 7.30.20 Scale: 1" = 40' Designed: Drawn: TJM Checked: Sheet No:
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No.	Date	Revision	By

David Residence
231 Touchstone Drive, Stowe

Project Description

Summary

The proposed project involves two additions to an existing residence, along with relatively minor modifications to the existing structure.

Visibility

There is extremely limited visibility of any part of the existing building or the proposed additions. Photograph B1 is taken from the most visible part of the project, namely the northern corner of the existing building which can only be seen from a short stretch of public thoroughfare 2.35 miles away from the site, at the intersection of Weeks Hill Road and Percy Hill Road. Photograph F1 shows the view looking back at the existing house from that point on Weeks Hill Road. Photograph F3 shows a zoomed in view of the northern corner of the existing house at 40X magnification. As can be seen from these photos, the majority of the existing building is concealed behind planting. As further noted by the dotted lines in photograph F3, the new proposed additions will be almost entirely, if not entirely concealed behind existing mature planting such that even from Percy Farm the new structures should be almost imperceptible even with a strong zoom. Given the concealed nature of the building, the existing residence was deemed "minor" in the RHOD review at the time of its construction.

Changes to existing residence

There will be very limited changes to the visible side of the existing residence, save for a change of external siding material from the current cedar shingle to vertical cedar board. If anything, given the orange hue of the existing shingles this change should allow the building to further blend into the landscape. The major structural change will be the removal of the porte-cochère from the Southern side of the building in order to return the existing residence closer to its traditional barn form, but importantly this change will not be visible from anywhere.

Considerations for new additions

As highlighted above, the only point from which the project is potentially visible is from Percy Farm, but even from that point we believe the new additions will be almost fully shrouded by foliage throughout the year. There will be spacing between the existing residence and the two new structures which will only be joined by small connectors. This should break the visual plain between the three buildings. The new structures will be covered by cedar shingle siding which should blend into the landscape. There will be large windows on the gable ends of the new buildings facing Mount Mansfield. While we do not believe that these will be visible, the building has been designed with a sizeable five foot overhang to minimize any potential reflectivity. Given the north westerly orientation of those windows the reflectivity should be limited even without that precaution.

Pool

The proposed pool location will be in the existing cleared area significantly below the level of the house and given surrounding trees will entirely invisible from anywhere beyond the property itself. Pool and Pool House are shown for board approval in principle but will not be constructed during this phase of work. More information will be provided at a later date.



DAVID RESIDENCE

231 TOUCHSTONE DRIVE, STOWE, VERMONT

CONTENTS

ARCHITECTURAL DRAWINGS:

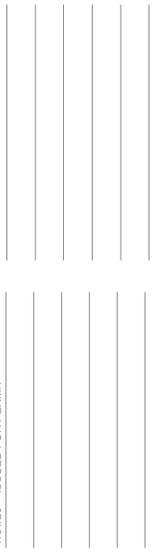
- A000 TITLE SHEET
- A001 GENERAL NOTES

- A100 FIRST FLOOR KEY PLAN
- A101 BARN - LOWER LEVEL PLAN
- A102 BARN - FIRST FLOOR PLAN
- A103 BARN - SECOND FLOOR PLAN
- A105 WINGS - LOWER LEVEL PLAN
- A106 WINGS - FIRST FLOOR PLAN
- A107 WINGS - ROOF PLAN

- A200 NORTH AND SOUTH ELEVATIONS
- A201 BARN - NORTH AND SOUTH ELEVATIONS
- A202 BARN - EAST AND WEST ELEVATIONS
- A203 EAST WING - ELEVATIONS
- A204 WEST WING - ELEVATIONS

- EX100 EXISTING LOWER LEVEL PLAN
- EX101 EXISTING FIRST FLOOR PLAN
- EX102 EXISTING SECOND FLOOR PLAN
- EX103 EXISTING ROOF PLAN

- EX200 EXISTING EXTERIOR ELEVATIONS
- EX201 EXISTING EXTERIOR ELEVATIONS



7/31/20 ISSUED FOR PERMIT

HUTKER
ARCHITECTS

DAVID
RESIDENCE
231 TOUCHSTONE DRIVE
STOWE, VERMONT

TITLE SHEET

A000

ISSUED FOR PERMIT

JULY 31, 2020

ABBREVIATIONS:

@	AT	L.V.L.	LAMINATED VENEER LUMBER	W	WEST
CL	CENTERLINE	LAM	LAMINATE / LAMINATED	W.R.C.	WESTERN RED CEDAR
PL	PROPERTY LINE	LAV	LAVATORY	W.C.	WATER CLOSET
∅	DIAMETER	L.F.	LINEAL FEET	WD	WOOD
#	POUND OR NUMBER	LOC	LOCATION	W.F.	WIDE FLANGE
(E)	EXISTING	LP	LOW POINT	W.H.	WATER HEATER
(N)	NEW	LT	LIGHT	W/O	WITHOUT
ABV	ABOVE	MAS	MASONRY	WIN	WINDOW
ACC	ACCESS	MAX	MAXIMUM	WP	WATERPROOF
ACOUS	ACOUSTICAL	M.B.	MACHINE BOLT	WR	WATER RESISTANT
A.D.	AREA DRAIN	M.C.	MEDICINE CABINET	WT	WEIGHT
ADJ.	ADJUSTABLE	MDF	MEDIUM DENSITY FIBERBOARD		
A.F.F.	ABOVE FINISHED FLOOR	MDO	MEDIUM DENSITY OVERLAY		
A.I.B.	AIR INFILTRATION BARRIER	MECH	MECHANICAL		
ALT	ALTERNATE	MLAM	MICROLAM		
ALUM	ALUMINUM	MEMB	MEMBRANE		
APPROX	APPROXIMATE	MTL	METAL		
ARCH	ARCHITECTURAL	MFR	MANUFACTURER		
BD	BOARD	MIN	MINIMUM		
BLDG	BUILDING	MISC	MISCELLANEOUS		
BLKG	BLOCKING	MTD	MOUNTED		
BM	BEAM	MAT	MATERIAL		
B.O.	BOTTOM OF	MUL	MULLION		
BOT	BOTTOM	N	NORTH		
CAB	CABINET	N/A	NOT APPLICABLE		
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT		
CEM	CEMENT	NO	NUMBER		
CER.	CERAMIC	NAT	NATURAL		
C.I.P.	CAST-IN-PLACE	OA	OVERALL		
C.J.	CONTROL JOINT	O.C.	ON CENTER		
CLG	CEILING	O.DIA.	OUTSIDE DIAMETER		
CLKG	CAULKING	O.D.	OVERFLOW DRAIN		
CLO	CLOSET	OFF	OFFICE		
CLR	CLEAR	OH	OVERHEAD		
C.M.U.	CONCRETE MASONRY UNIT	OPNG	OPENING		
CNTR.	COUNTER	OPF	OPPOSITE		
COL	COLUMN	OP. HD.	OPPOSITE HAND		
CONC.	CONCRETE	PERF	PERFORATED		
CONN.	CONNECTION	PERP	PERPENDICULAR		
CONT.	CONTINUOUS	PL	PLATE		
CORR	CORRIDOR	PLAM	PLASTIC LAMINATE		
C.T.	CERAMIC TILE	PLAS	PLASTER		
CPT	CARPET / CARPETED	PWD	PLYWOOD		
CTR	CENTER	PNL	PANEL		
DBL	DOUBLE	PR	PAIR		
DEMO	DEMOLITION	PRCST	PRE-CAST		
DTL	DETAIL	PT	POINT		
DIA	DIAMETER	PTD	PAINTED		
DIM	DIMENSION	PTN	PARTITION		
DN	DOWN	R	RISER		
D.O.	DOOR OPENING	R.A.	RETURN AIR		
DR	DOOR	RAD	RADIUS		
DW	DISHWASHER	R.B.	RUBBER BASE		
DWG	DRAWING	R.D.	ROOF DRAIN		
E	EAST	RET	RETAINING		
EA	EACH	REF	REFERENCE		
EL.	ELEVATION	REFR	REFRIGERATOR		
ELEC	ELECTRICAL	REINF	REINFORCED		
ENCL	ENCLOSURE	REM	REMAINDER		
EQ	EQUAL	REQD	REQUIRED		
EQUIP	EQUIPMENT	REV	REVISION / REVISIONS / REVISED		
EST	ESTIMATE	RGTR	REGISTER		
EXIST	EXISTING	R.H.	RIGHT HAND		
EXP	EXPANDED / EXPANSION	RM	ROOM		
EXPO	EXPOSED / EXPOSURE	R.O.	ROUGH OPENING		
EXT	EXTERIOR	R.V.P.	RADON VENT PIPE		
F.D.	FLOOR DRAIN	R.W.L.	RAIN WATER LEADER		
F.E.	FIRE EXTINGUISHER	S	SOUTH		
F.F.	FINISH FLOOR	S.A.F.	SELF-ADHERED FLASHING		
F/F	FINISH TO FINISH	S.A.M.	SELF-ADHERED MEMBRANE		
FIN	FINISH	S.C.	SOLID CORE		
FDN	FOUNDATION	S.D.	SMOKE DETECTOR		
FLASH	FLASHING	SCHED	SCHEDULE		
FL	FLOOR / FLOORING	SECT	SECTION		
FLUOR	FLUORESCENT	S.G.	SAFETY GLASS		
F.O.	FACE OF	SH	SHELF		
F.O.C.	FACE OF CONCRETE	S.I.P	STRUCTURAL INSULATED PANEL		
F.O.I.C.	FURNISHED BY OWNER - INSTALLED BY CONTRACTOR	SHR	SHOWER		
F.O.M.	FACE OF MASONRY	SHT	SHEET		
F.O.S.	FACE OF STUDS	SHT. MTL.	SHEET METAL		
F.O.F.	FACE OF FINISH	SHTG	SHEATHING		
FR	FRAME	SIM	SIMILAR		
FRPF	FIREPROOF	SL	SLAB		
FRPL	FIREPLACE	S.O.G.	SLAB ON GRADE		
FTG	FOOTING	SPEC	SPECIFICATION		
FT	FOOT OR FEET	S.P.F.	SPRUCE, PINE, FIR		
FURR	FURRING	S.F.	SQUARE FOOT (FEET)		
FUT	FUTURE	SQ.IN.	SQUARE INCH(ES)		
F.W.	FULL WIDTH	S.S.	STAINLESS STEEL		
GA	GAUGE	STA	STATION		
GALV	GALVANIZED	STD	STANDARD		
G.C.	GENERAL CONTRACTOR	STL	STEEL		
GL	GLASS	STOR	STORAGE		
GLAM	GLUE-LAMINATED	STRUCT	STRUCTURAL		
GR	GRADE	SUSP	SUSPENDED		
G.W.B.	GYPSPUM WALL BOARD	SYM	SYMMETRICAL		
H.B.	HOSE BIB	T	TREAD		
H.C.	HOLLOW CORE	T.B.	TOWEL BAR		
H.D.O.	HIGH DENSITY OVERLAY	T.C.	TOP OF CURB		
HDR	HEADER	TEL	TELEPHONE		
HDWD	HARDWOOD	TER	TERRAZZO		
HDWE	HARDWARE	T&G	TONGUE AND GROOVE		
HEM	HEMLOCK	T.G.	TEMPERED GLASS		
H.M.	HOLLOW METAL	THK	THICK		
HORZ	HORIZONTAL	T.O.	TOP OF		
H.P.	HIGH POINT	T.O.S.	TOP OF SLAB / TOP OF STEEL		
HR	HOUR	T.O.W.	TOP OF WALL		
HT	HEIGHT	T.P.H.	TOILET PAPER HOLDER		
HVAC	HEATING / VENTILATING / AIR CONDITIONING	TYP	TYPICAL		
H.W.	HOT WATER	U.N.O.	UNLESS OTHERWISE NOTED		
I.D.	INSIDE DIAMETER	VCT.	VINYL COMPOSITION TILE		
IN	INCH	VEN	VENEER		
INSUL	INSULATION	VERT	VERTICAL		
INT	INTERIOR	VEST	VESTIBULE		
J.B.	JUNCTION BOX	Z.C.C.	ZINC COATED COPPER		
J.F.	JOINT FILLER				
JT	JOINT				

SYMBOLS LEGEND:

- GRID LINES
 - Y AXIS
 - X AXIS
- ROOM REFERENCE
 - ROOM NAME
 - ROOM NUMBER
 - FLOOR FINISH
 - FLOOR FINISH
- DOOR REFERENCE
 - DOOR NUMBER
- WINDOW/SKYLIGHT REFERENCE
 - WINDOW TYPE
- BUILT-IN REFERENCE
 - BUILT-IN NUMBER
- EXTERIOR ELEVATION
 - DRAWING NUMBER
 - SHEET NUMBER
- BUILDING SECTION
 - DRAWING NUMBER
 - SHEET NUMBER
- DETAIL SECTION
 - DRAWING NUMBER
 - SHEET NUMBER
- DETAIL CALLOUT
 - DRAWING NUMBER
 - SHEET NUMBER
- ELEVATION REFERENCE
 - T.O. SUBFLOOR
 - ELEV. 100'-0" (+0.0)
 - DESCRIPTION
 - SITE ELEVATION (PROJ. LOCATION)
- INTERIOR ELEVATION REFERENCE
 - DRAWING NUMBER
 - SHEET NUMBER
- REVISION REFERENCE
 - MOST RECENT REVISION SHOWN CLOUDED. SYMBOL REMAINS FOR PREVIOUS REVISIONS. REFER TO REVISION DATES INDICATED ALONG RIGHT MARGIN.
- NORTH ARROW
 - INDICATES NORTH

MATERIALS LEGEND:

	WOOD BLOCKING SHIM		PLYWOOD
	FINISH WOOD		FIELD STONE
	BATT INSULATION		EARTH
	RIGID INSULATION		GRAVEL
	CONCRETE MASONRY UNIT		CEDAR SHINGLES
	CONCRETE		BRICK VENEER
	STEEL		
	ALUMINUM		
	WOOD FRAMING (CONTINUOUS)		
	FIREBRICK		

GENERAL NOTES:

- CODES: ALL WORK SHALL CONFORM TO THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICT EXISTS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATION.
- VERIFY LOCATION OF ALL EXISTING UTILITIES AND SLEEVING. CAP, MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK. PROVIDE AS-BUILT PLAN OF ALL UTILITY LOCATIONS.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.
- PROVIDE FIREBLOCKING AT ALL LOCATIONS REQUIRED BY THE MASSACHUSETTS STATE BUILDING CODE.
- PROVIDE DRAFTSTOPPING AT ALL LOCATIONS REQUIRED BY THE 2015 IRC.
- MOUNT ALL DOOR HARDWARE HANDSETS AT 36" TO CENTERLINE UNLESS OTHERWISE NOTED. VERIFY W/ ARCHITECT.
- USE CAST IRON WASTE LINES FOR ALL PLUMBING IN CEILINGS AND WALLS.
- ALL INSULATION MATERIALS SHALL HAVE FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE-DEVELOPED RATING NOT TO EXCEED 450, PER 2015 IRC.
- CLEAR DEBRIS FROM ALL VENTILATION DRILL HOLES AND NOTCHES.
- THE CONTRACTOR IS REQUIRED TO COORDINATE BETWEEN THE TRADES THE SEQUENCE OF CONSTRUCTION AND THE REQUIRED REVIEW AND APPROVALS FOR THE HOUSE TO BE CERTIFIED AS ENERGY STAR COMPLIANT.

VICINITY MAPS:



ZONING INFORMATION:

PROJECT ADDRESS: _____
 231 TOUCHSTONE DRIVE
 STOWE, VERMONT

JURISDICTION: _____
 STOWE, VERMONT

ASSESSOR'S MAP PARCEL NUMBERS: _____
 07-164.010

LEGAL DESCRIPTION: _____
 SEE SURVEY BY GRENIER ENGINEERING

LAND-USE ZONE: _____
 RR-2 - 2 ACRE MIN. PARTIAL RIDGELINE & HILLSIDE OVERLAY DISTRICT

LAND USE REQUIREMENTS:

REQUIRED: _____ PROPOSED: _____

LOT SIZE: _____

MIN. LOT WIDTH: _____ REFER TO CIVIL ENGINEER PLANS

SET-BACKS: _____

GUEST HOUSE: _____

HEIGHT RESTRICTION: 28'-0" (MEASURED FROM MEAN OF NATURAL GROUND LEVEL ON THE PERIMETER OF THE STRUCTURE) MEETS HEIGHT LIMITS SEE SHEET XXX FOR ADDITIONAL INFORMATION

DETACHED BEDROOM: N/A N/A

DENSITY STANDARDS: N/A N/A

GROSS BUILDING AREA:

HOUSE:	
FIRST FLOOR:	5,253 SF
SECOND FLOOR:	986 SF
BASEMENT:	2,480 SF
TOTAL:	8,719 SF
GARAGE:	608 SF

BUILDING CODE INFORMATION:

BUILDING CODE: _____
 2015 INTERNATIONAL RESIDENTIAL CODE

ENERGY CODE: _____
 2015 IECC

PROJECT DIRECTORY:

OWNER: _____
 JAMES AND SAMANTHA DAVID
 79 HEATH STREET
 BROOKLINE, MA 02467
 PHONE: _____
 FAX: _____
 CONTACT: _____

ARCHITECT: _____
 HUTKER ARCHITECTS
 79 BEACH ROAD, P.O. BOX 2347
 VINEYARD HAVEN, MA 02568
 PHONE: _____ 508.693.3344
 FAX: _____ 508.693.4863
 CONTACT: _____ GREG EHRMAN

CIVIL ENGINEER: _____
 GRENIER ENGINEERING
 156 DEMERITT PLACE #2
 WATERBURY, VT 05676
 PHONE: _____ 802.244.6413
 FAX: _____
 CONTACT: _____ JOHN GRENIER

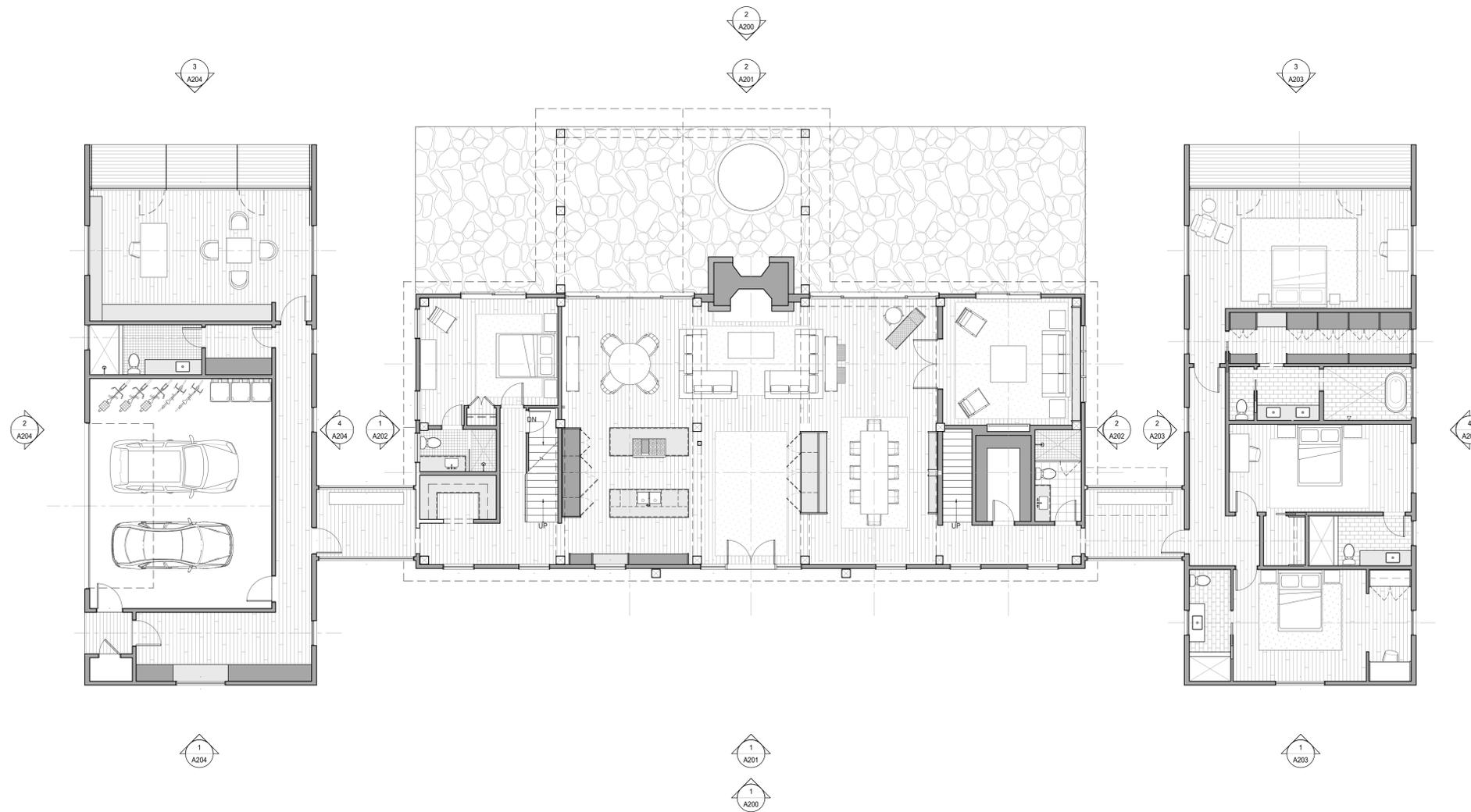
STRUCTURAL ENGINEER: _____
 ARTISAN ENGINEERING
 120 GRAHAM WAY
 SHELburne, VT 05482
 PHONE: _____ 802.497.3531
 FAX: _____
 CONTACT: _____ JOHN HIGGINS

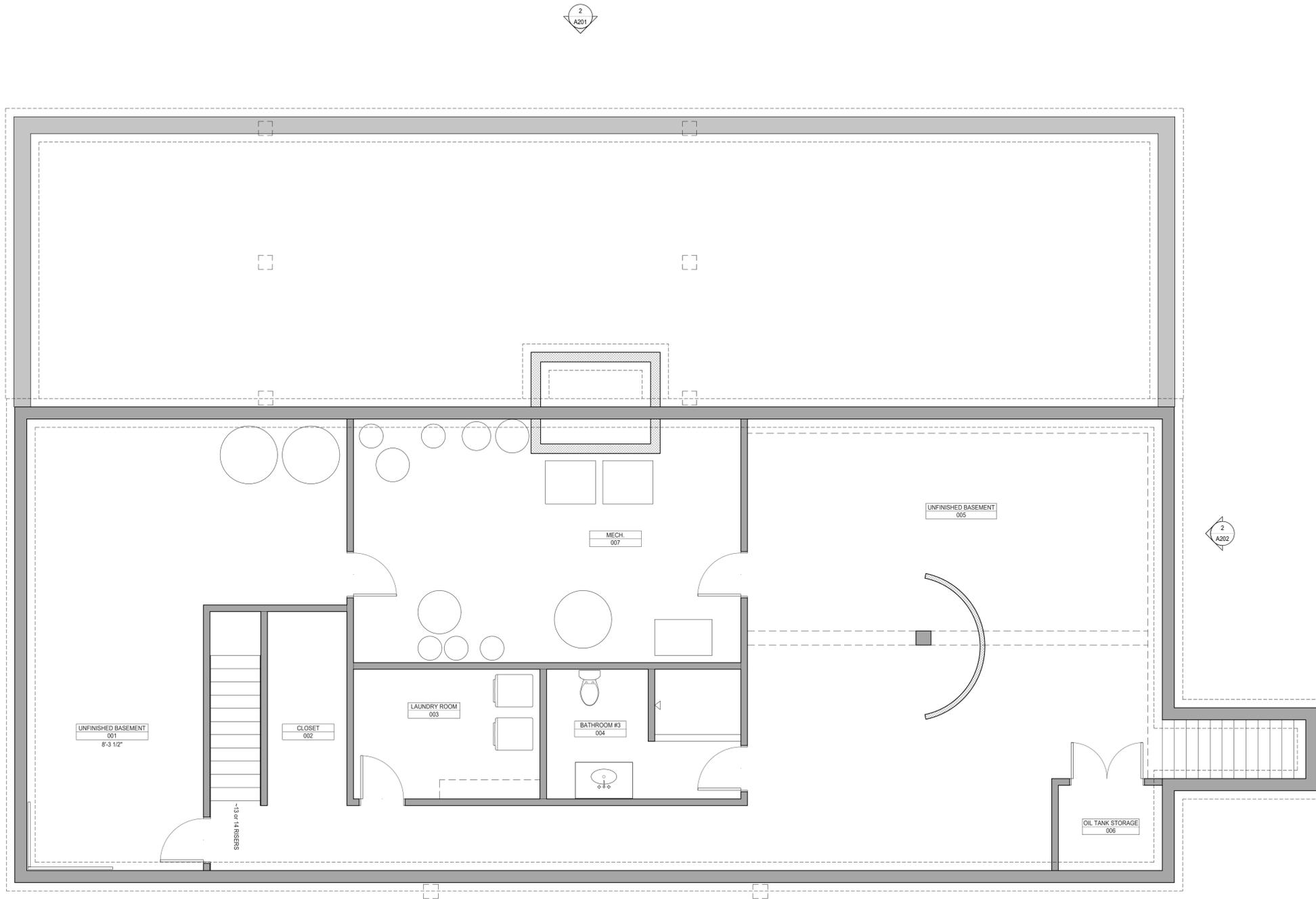
GENERAL CONTRACTOR: _____
 SISLER BUILDERS
 56 PARK STREET
 STOWE, VT 05672
 PHONE: _____ 802.253.5672
 FAX: _____
 CONTACT: _____ STEVE SISLER

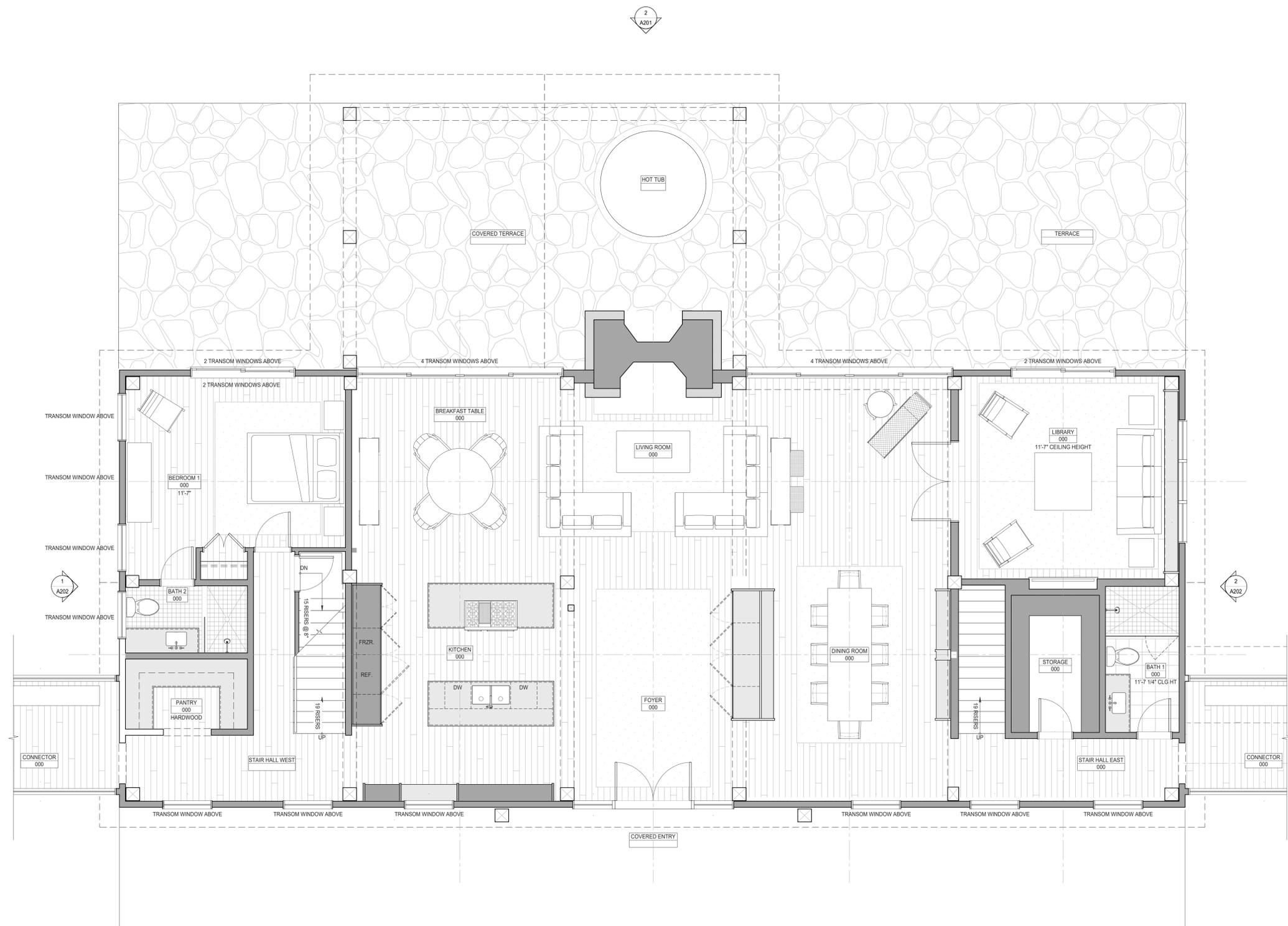
DAVID
 RESIDENCE
 231 TOUCHSTONE DRIVE
 STOWE, VERMONT

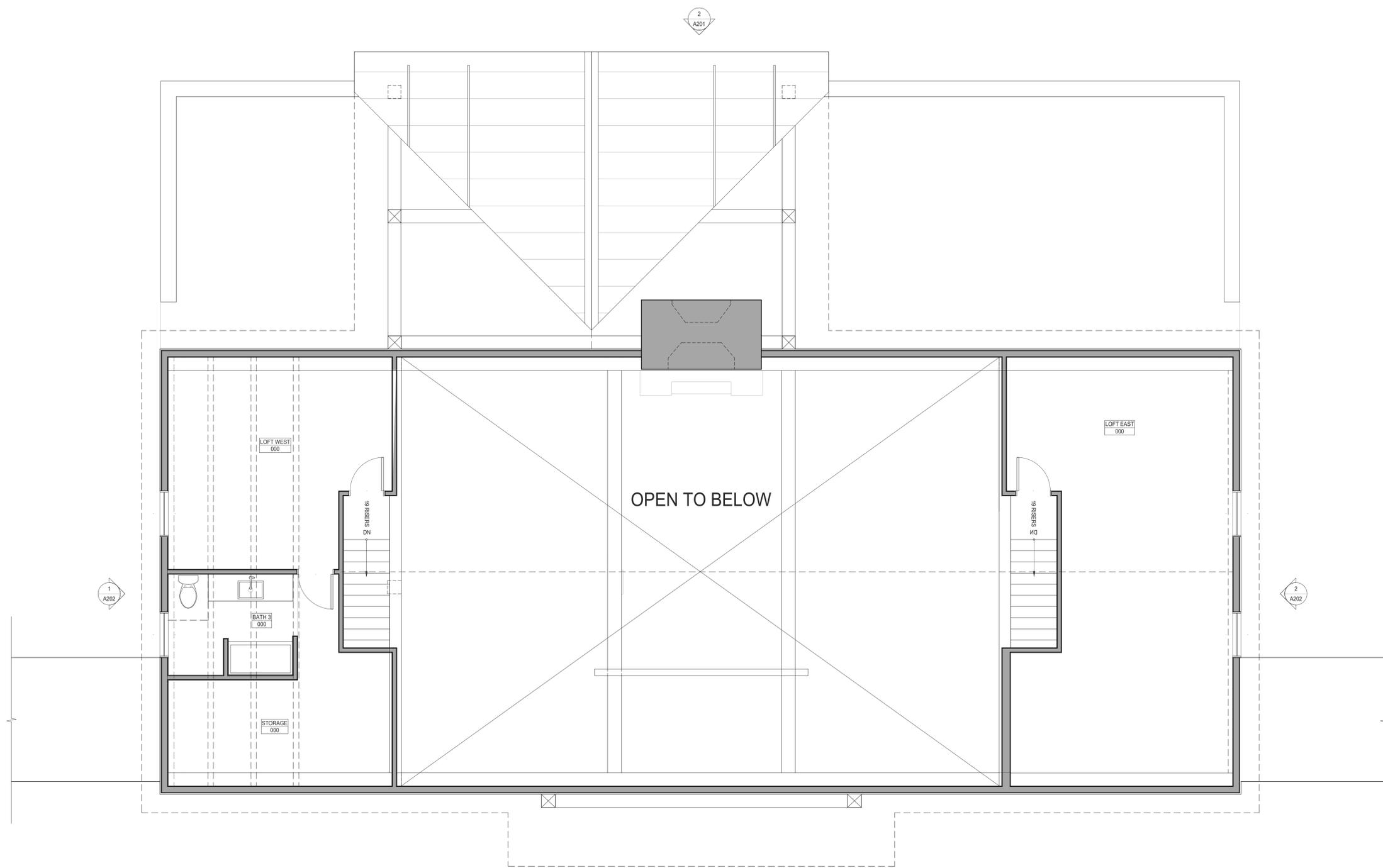
GENERAL NOTES
 AND PROJECT
 DATA

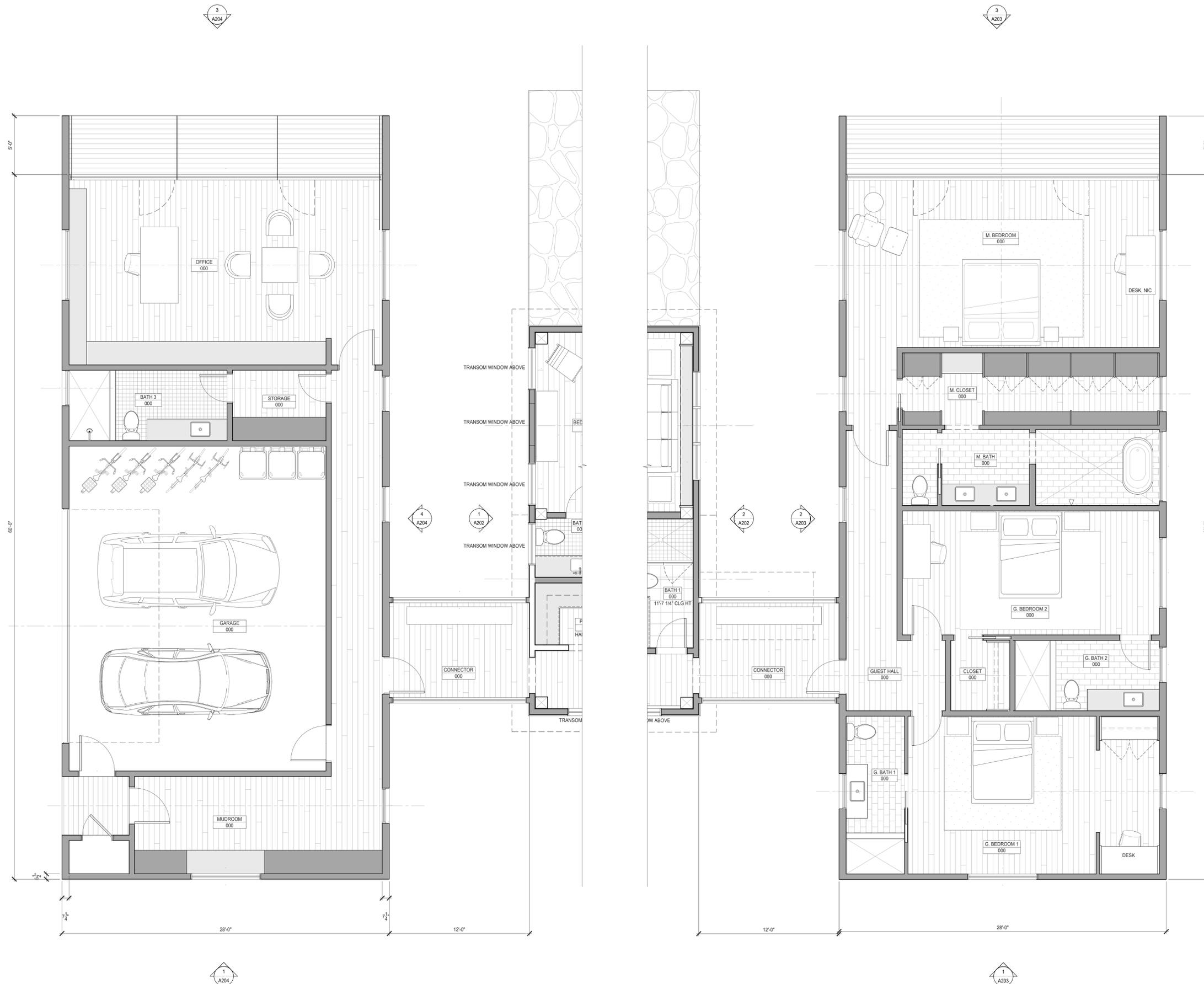
A001







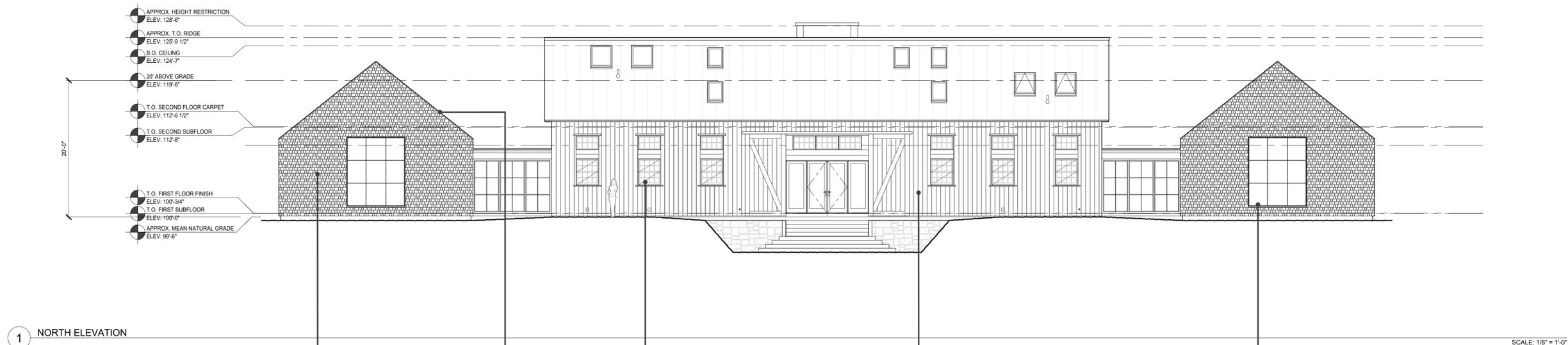




1 WINGS - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"





1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

7/31/20 ISSUED FOR PERMIT

HUTKER ARCHITECTS

DAVID RESIDENCE
231 TOUCHSTONE DRIVE
STOWE, VERMONT

BARN - NORTH
AND SOUTH
ELEVATIONS

A201



1 BARN - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



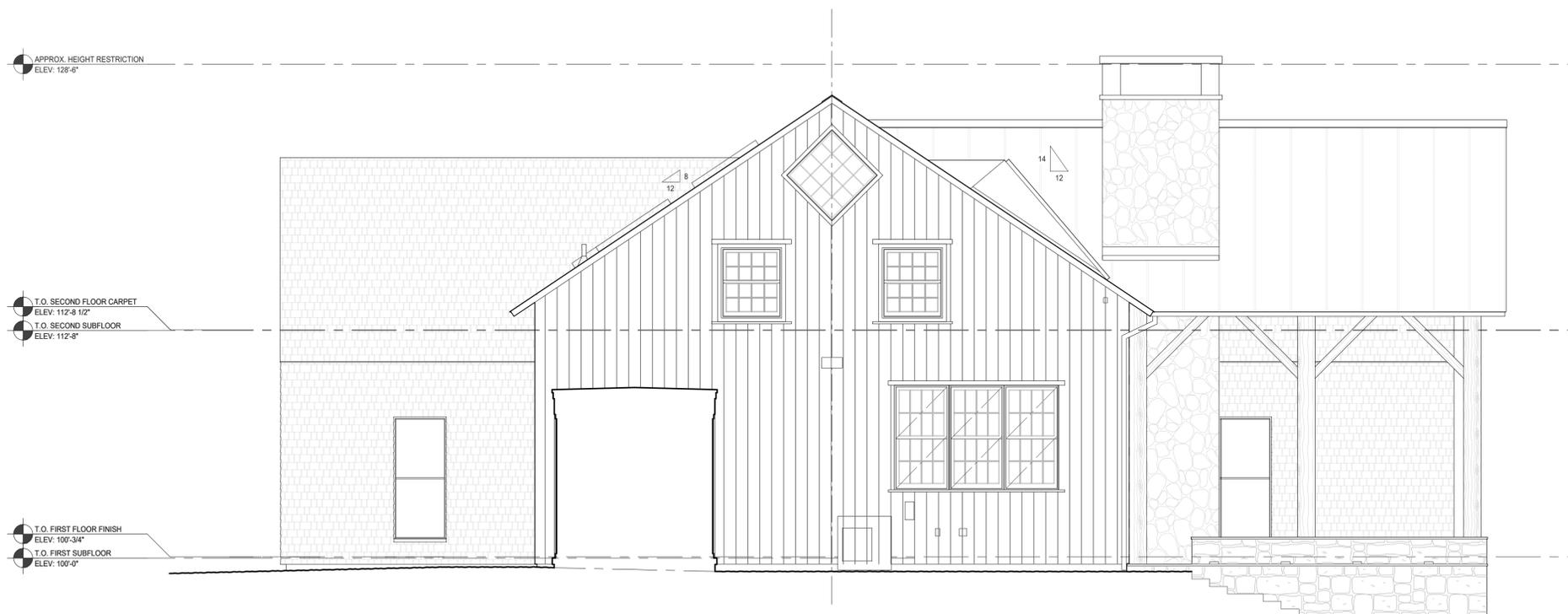
2 BARN - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



1 BARN - EAST ELEVATION

SCALE: 1/4" = 1'-0"



2 BARN - WEST ELEVATION

SCALE: 1/4" = 1'-0"

7/3/20 ISSUED FOR PERMIT

HUTKER
ARCHITECTS

DAVID
RESIDENCE
231 TOUCHSTONE DRIVE
STOWE, VERMONT

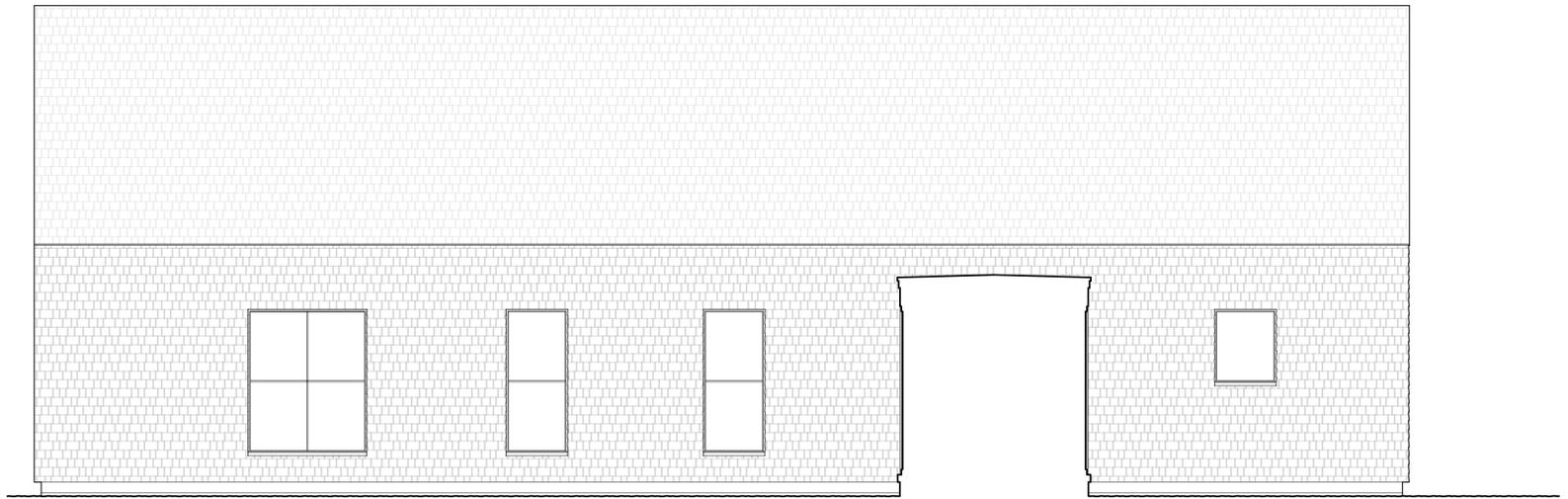
BARN - EAST AND
WEST
ELEVATIONS

A202



1 EAST WING - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



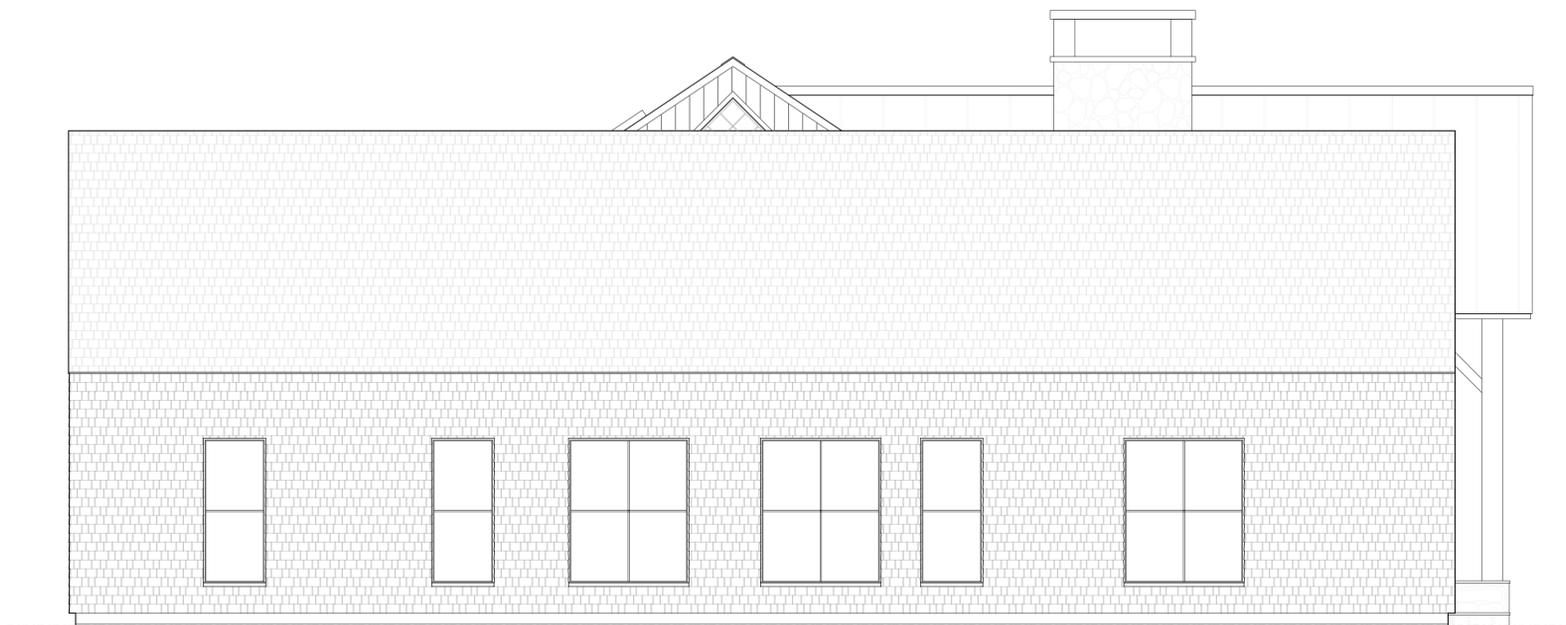
2 EAST WING - EAST ELEVATION

SCALE: 1/4" = 1'-0"



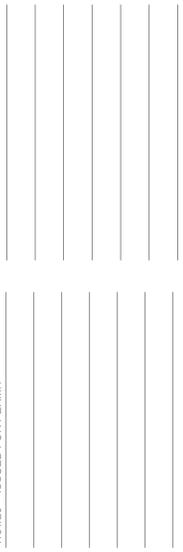
3 EAST WING - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



4 EAST WING - WEST ELEVATION

SCALE: 1/4" = 1'-0"



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HUTKER
ARCHITECTS

DAVID
RESIDENCE
231 TOUCHSTONE DRIVE
STOWE, VERMONT

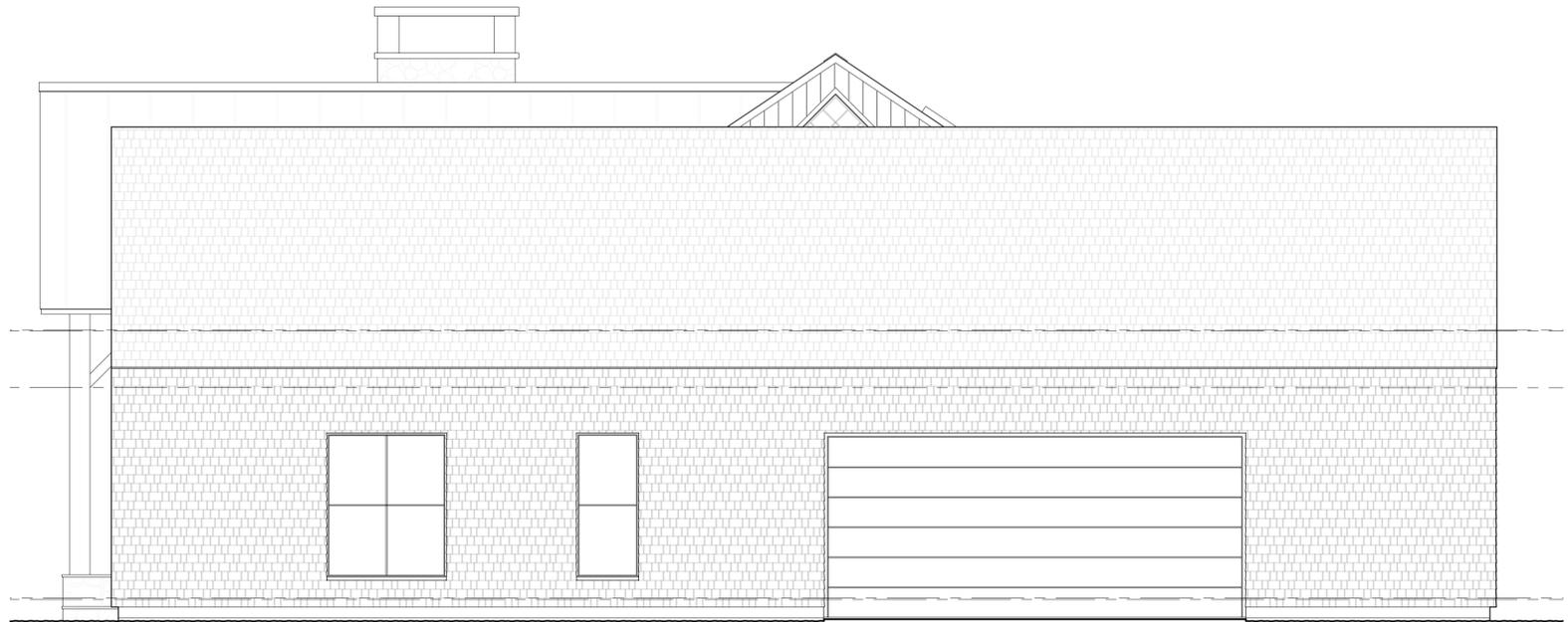
EAST WING -
ELEVATIONS

A203



1 WEST WING - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



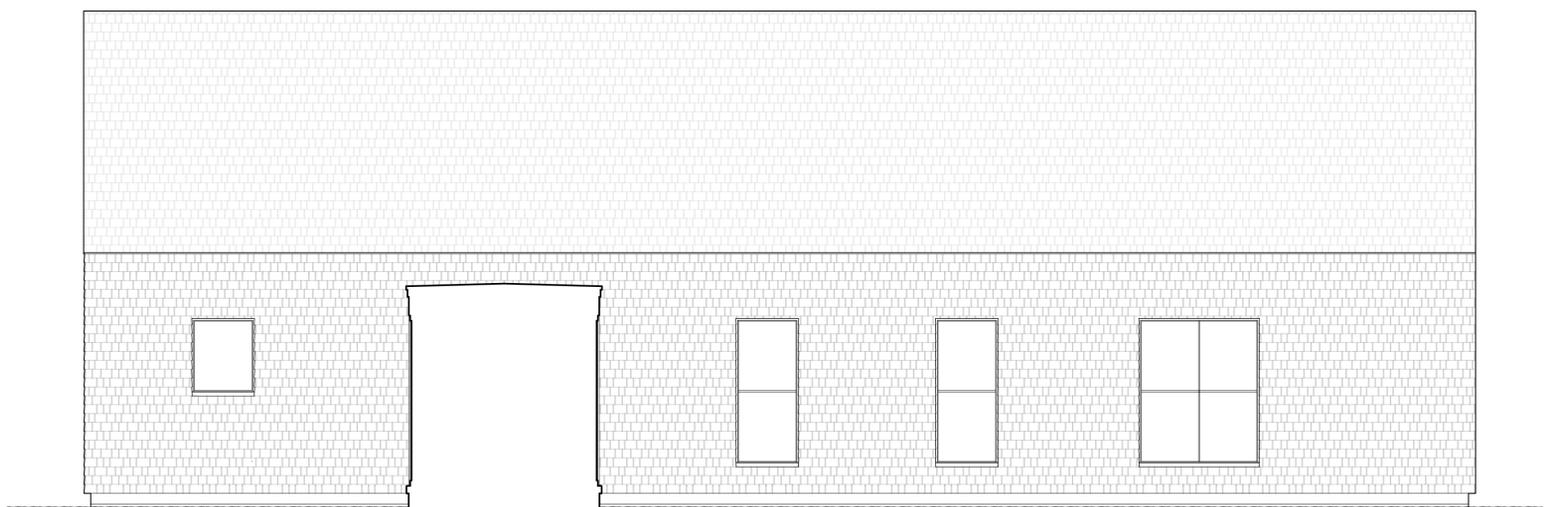
2 WEST WING - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



3 WEST WING - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



4 WEST WING - WEST ELEVATION

SCALE: 1/4" = 1'-0"

7/3/20 ISSUED FOR PERMIT

HUTKER
ARCHITECTS

DAVID
RESIDENCE
231 TOUCHSTONE DRIVE
STOWE, VERMONT

WEST WING -
ELEVATIONS

A204



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NO. DATE

**DAVID
RESIDENCE**
STOWE, VT

**LANDSCAPE
PLAN**

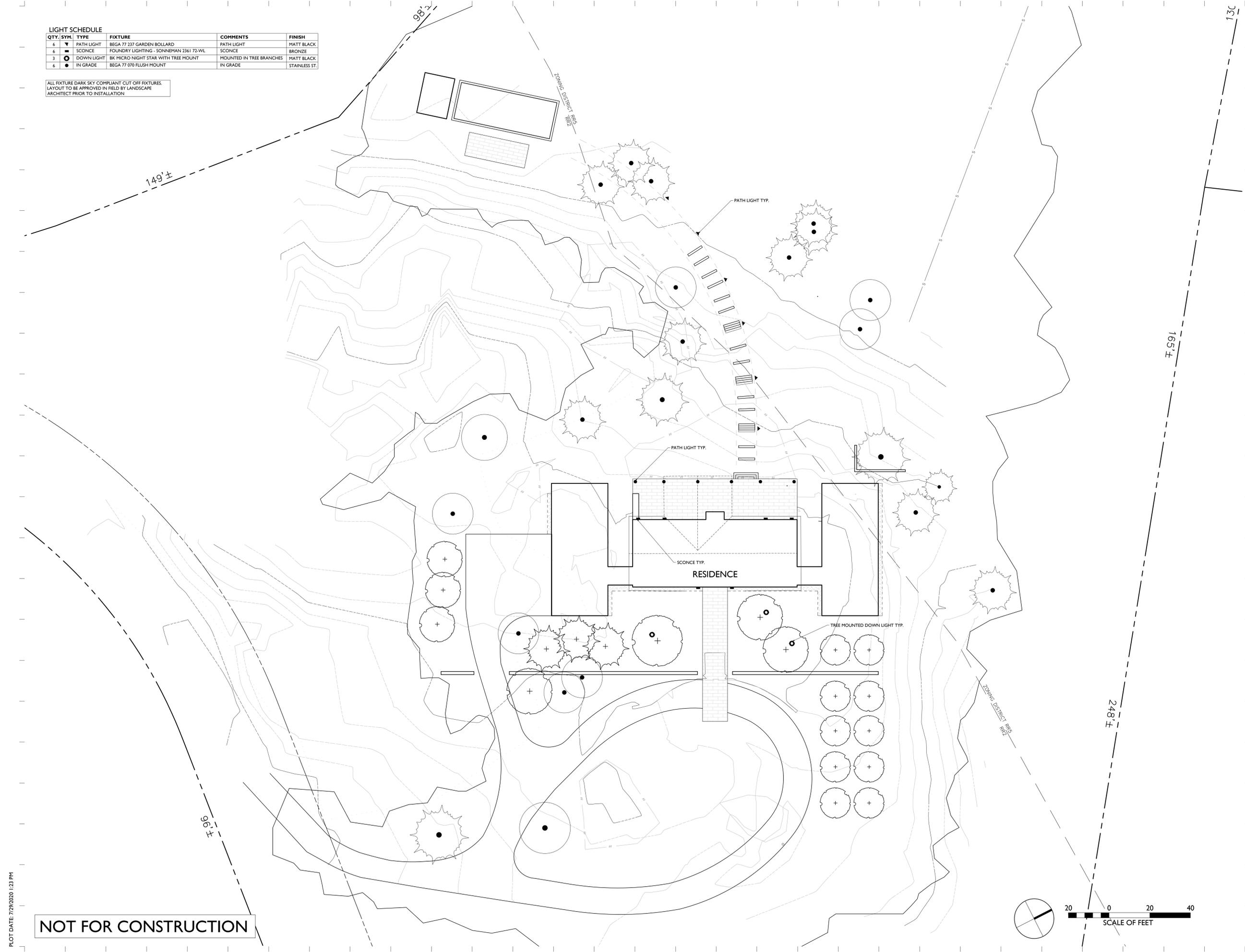
JOB NO. 055
SCALE: 20'
DRAWN BY: jfs
DATE: 072720

L 100

PLOT DATE: 7/29/2020 11:18 AM

LIGHT SCHEDULE					
QTY.	SYM.	TYPE	FIXTURE	COMMENTS	FINISH
6	▼	PATH LIGHT	BEGA 77 237 GARDEN BOLLARD	PATH LIGHT	MATT BLACK
6	■	SCONCE	FOUNDRY LIGHTING - SONNEMAN 2361 72-WL	SCONCE	BRONZE
3	○	DOWN LIGHT	BK MICRO NIGHT STAR WITH TREE MOUNT	MOUNTED IN TREE BRANCHES	MATT BLACK
6	●	IN GRADE	BEGA 77 070 FLUSH MOUNT	IN GRADE	STAINLESS ST.

ALL FIXTURE DARK SKY COMPLIANT CUT OFF FIXTURES.
LAYOUT TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



NO.	DESCRIPTION	DATE

DAVID RESIDENCE
STOWE, VT

LIGHTING PLAN

JOB NO. 055
SCALE: 20'
DRAWN BY: jfs
DATE: 072720

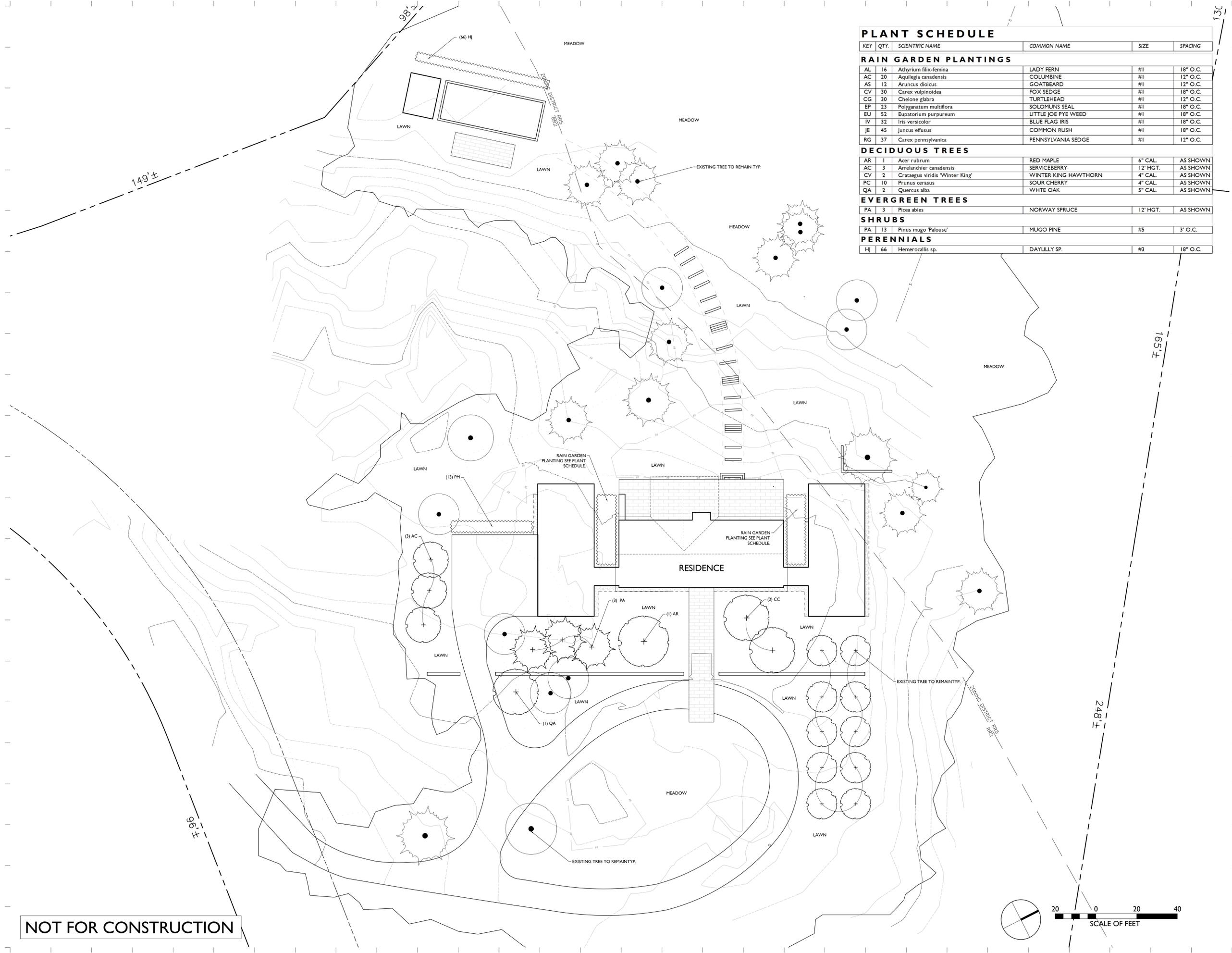
L 103

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PLOT DATE: 7/29/2020 1:23 PM

PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
RAIN GARDEN PLANTINGS					
AL	16	Athyrium filix-femina	LADY FERN	#1	18" O.C.
AC	20	Aquilegia canadensis	COLUMBINE	#1	12" O.C.
AS	12	Aruncus dioicus	GOATBEARD	#1	12" O.C.
CV	30	Carex vulpinoidea	FOX SEDGE	#1	18" O.C.
CG	30	Chelone glabra	TURTLEHEAD	#1	12" O.C.
EP	23	Polygonatum multiflora	SOLOMUNS SEAL	#1	18" O.C.
EU	52	Eupatorium purpureum	LITTLE JOE PYE WEEED	#1	18" O.C.
IV	32	Iris versicolor	BLUE FLAG IRIS	#1	18" O.C.
JE	45	Juncus effusus	COMMON RUSH	#1	18" O.C.
RG	37	Carex pennsylvanica	PENNSYLVANIA SEDGE	#1	12" O.C.
DECIDUOUS TREES					
AR	1	Acer rubrum	RED MAPLE	6" CAL.	AS SHOWN
AC	3	Amelanchier canadensis	SERVICEBERRY	12" HGT.	AS SHOWN
CV	2	Crataegus viridis 'Winter King'	WINTER KING HAWTHORN	4" CAL.	AS SHOWN
PC	10	Prunus cerasus	SOUR CHERRY	4" CAL.	AS SHOWN
QA	2	Quercus alba	WHITE OAK	5" CAL.	AS SHOWN
EVERGREEN TREES					
PA	3	Picea abies	NORWAY SPRUCE	12" HGT.	AS SHOWN
SHRUBS					
PA	13	Pinus mugo 'Palouse'	MUGO PINE	#5	3' O.C.
PERENNIALS					
HJ	66	Hemerocallis sp.	DAYLILLY SP.	#3	18" O.C.



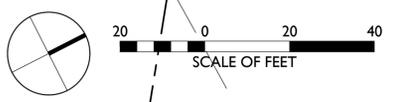
NO.	DESCRIPTION	DATE

DAVID RESIDENCE
STOWE, VT

PLANTING PLAN

JOB NO. 055
SCALE: 20'
DRAWN BY: jfs
DATE: 072720

L 106



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SPEC SHEET



SONNEMAN 2361.72-WL ANGLED
PLANE NARROW DOWNLIGHT LED
SCONCE IN TEXTURED BRONZE

Item # 2361.72-WL

DESIGN INFORMATION

Collection	Angled Plane
Finish	Textured Bronze
Style	Inside-Out

DIMENSIONS & WEIGHT

Extends	2.25
Height (inches)	7.75
Weight	2
Width (inches)	4

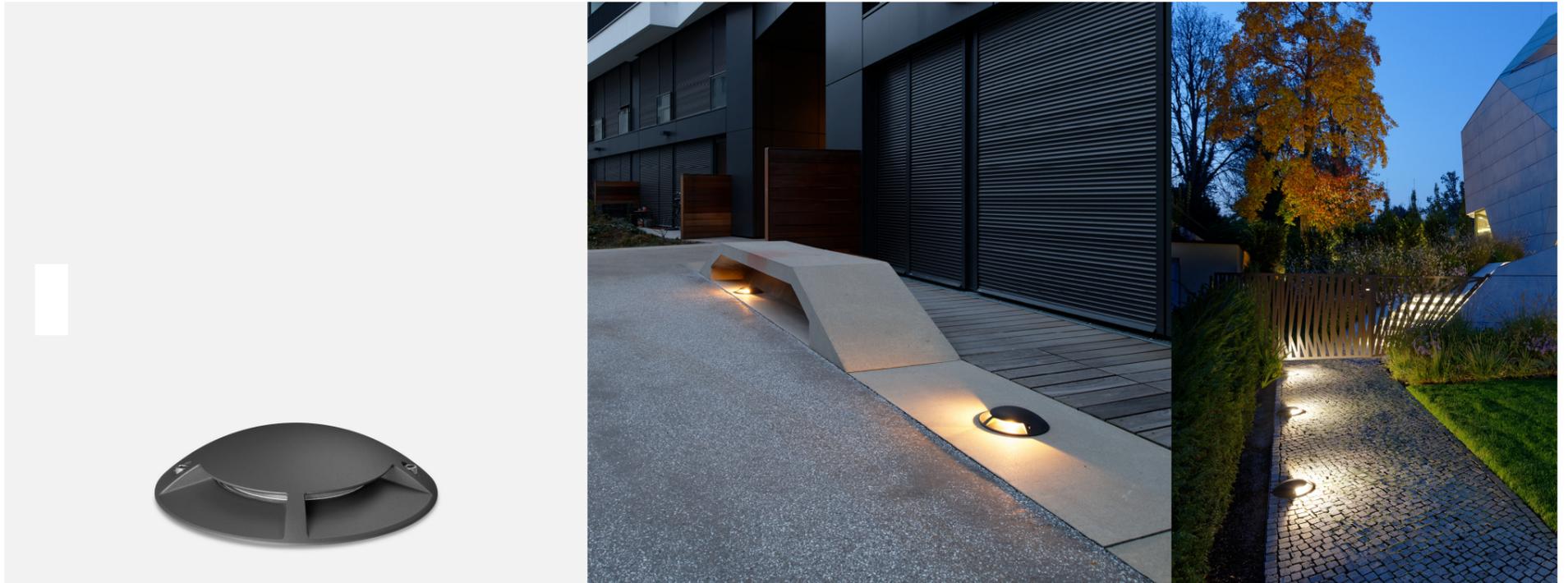
FOUNDRY

www.foundrylighting.com

[BEGA](#) > [Products](#) > [Exterior](#) > [In-grade](#) > Ground-mounted luminaire

Ground-mounted luminaire

Ground surface illuminator



[View all photos](#)

Twin 90° ports

	LED	EXPRESS		A	B	C
77 069	1.3W 24V DC	✓	10 lm	6¼	1½	1¾
77 089	5.9W	✓	177 lm	10½	2¼	1½

Four 60° ports

	LED		A	B	C
77 070	2.5W	19 lm	6¼	1½	1¾
77 090	11.8W	265 lm	10½	2¼	1½

[Technical Specs](#)



[Photography](#)

Ground-mounted luminaire

Ground surface illuminator

A series of LED walk over in-grade luminaires to illuminate ground surfaces. Equipped with two or four light apertures to



to a recessed BEGA junction box, supplied with luminaire, eliminating the need for deep recessed housings.
 Die-cast aluminum · Clear safety glass · Reflector made of pure anodized aluminum
 LED color temperatures: 2700K, 3000K, 3500K, 4000K
 All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
 NRTL listed to North American standards - Suitable for wet locations - Protection class IP 67



[View all photos](#)



In-grade luminaire



In-grade luminaire



On-ground luminaire

Inspiration is waiting

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Garden bollard

Home & Garden



[View all photos](#)

Direct burial anchorage

	LED	EXPRESS		A	B	C
77 237	2.1W 12V AC	H&G	136 lm	3½	27½	4⅞

Hardscape base

	LED	EXPRESS		A	B	C	D
77 238	2.1W 12 V AC	H&G	136 lm	3½	27½	4⅞	2½

[Technical Specs](#)

[Photography](#)



Garden bollard

Home & Garden

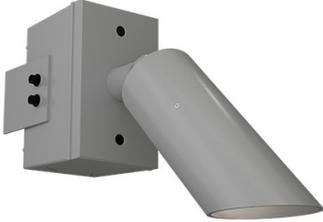
Pathway luminaires with shielded light for use in the private sector. These luminaires are ideally suited for garden, entryways, and for many applications on paths and terraces. Anchorage units are available for direct burial in concrete or soil, or with a hardscape base for installation on foundations or paved surfaces. Low voltage magnetic transformer required for operation.

Die cast and extruded aluminum · Clear safety glass · Reflector made of pure anodized aluminum · Galvanized steel anchorage

LED color temperatures: 2700K, 3000K, 3500K, 4000K

DATE: _____ PROJECT: _____ TYPE: _____

CATALOG NUMBER LOGIC:



CATALOG NUMBER LOGIC

Example: B - TS - MB-2 - BLP - 18

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES

TS - Tree Strap

MOUNTING ACCESSORY

MB-2* - Cast Aluminum Junction Box

FINISH (See below for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

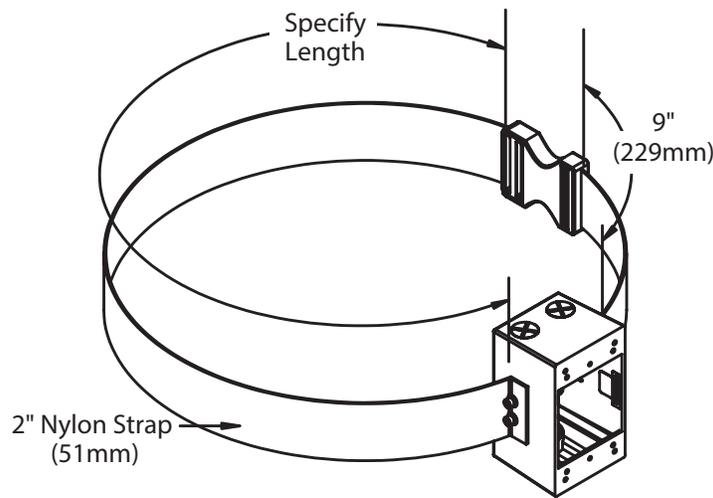
(Also available in RAL Finishes. See submittal SUB-1439-00)

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

ADJUSTABLE STRAP LENGTH

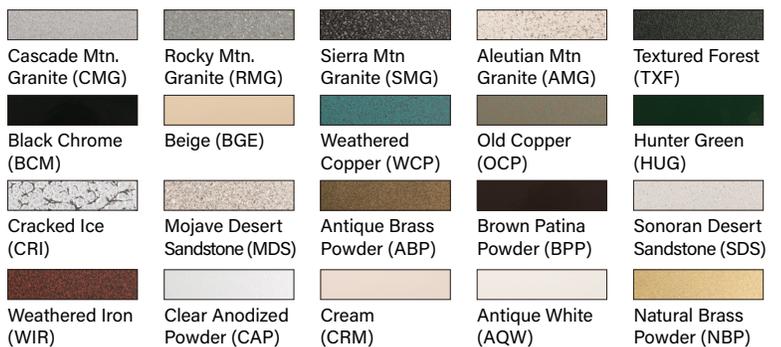
Minimum 3" adjustable strap (standard)



STANDARD FINISHES



PREMIUM FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

DATE:	PROJECT:	TYPE:
-------	----------	-------

ACCESSORIES (Configure separately)

SPECIFICATIONS

<p>PHYSICAL</p>	<p>MATERIALS</p> <p>INSTALLATION</p> <p>FINISH</p> <p>WARRANTY</p> <p>CERTIFICATION & LISTING</p>	<p>Surface junction box furnished in cast aluminum. For use with floodlights, cover BC1, BC2, BC3, or BC11 (specify separately.)</p> <p>Tree Strap mounting system facilitates non-invasive installation. Adjustable nylon strap is mold and mildew resistant and will not hinder tree growth.</p> <p>StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant.</p> <p>5-year limited warranty.</p> <p>Suitable for indoor or outdoor use. RoHS Compliant. Made in USA with sustainable processes.</p>
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DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



**Designed for use with LED transformer. Requires magnetic low voltage dimmer.*

***The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.*

CATALOG NUMBER LOGIC

Example: B - MN - LED - e68 - SP - WHP - 12 - 11 - A - 360SL

MATERIAL

(Blank) - Aluminum B - Brass

SERIES

MN - Micro Nite Star

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e67 - 7W LED/2700K e69 - 7W LED/4000K

e68 - 7W LED/3000K e75 - 7W LED/Amber

OPTICS

SP - Spot (17°) MFL - Medium Flood (25°) FL - Flood (30°)

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush Lens

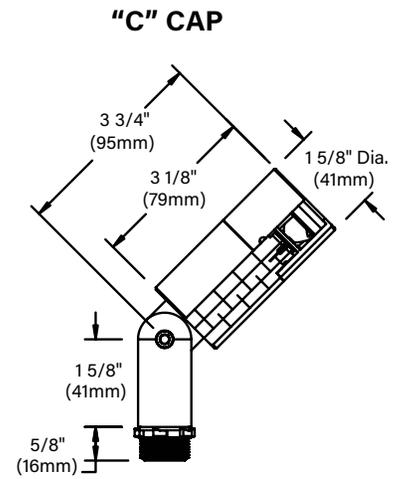
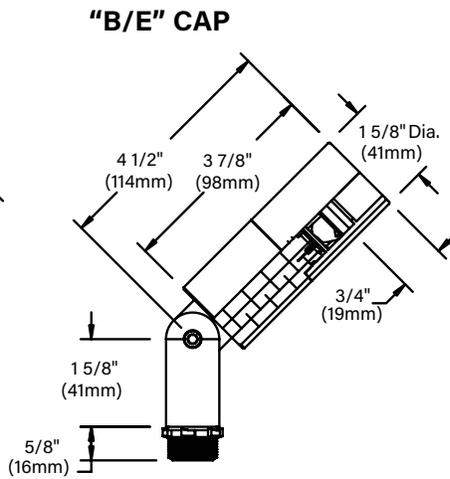
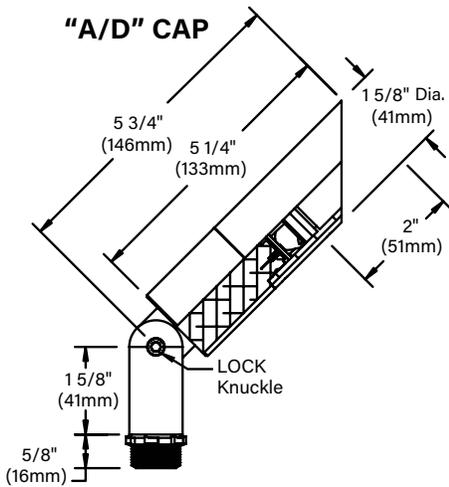
D - 45° Less Weephole (Interior use only)

E - 90° Less Weephole (Interior use only)

OPTIONS

360SL - Knuckle Mounting System**

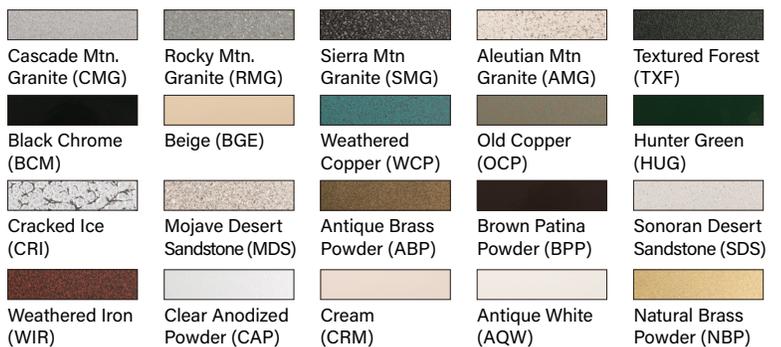
DATE: _____ PROJECT: _____ TYPE: _____



STANDARD FINISHES



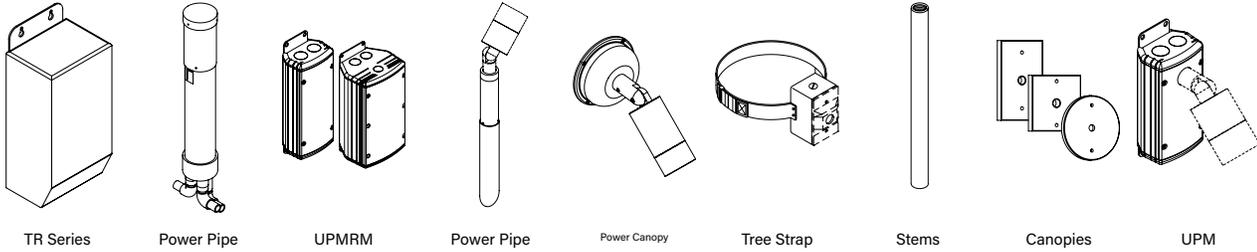
PREMIUM FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

DATE: _____ PROJECT: _____ TYPE: _____

ACCESSORIES (Configure separately)



TR Series Power Pipe UPMRM Power Pipe Power Canopy Tree Strap Stems Canopies UPM

SPECIFICATIONS

ELECTRICAL	<p>WATTAGE</p> <p>WIRING</p> <p>REMOTE TRANSFORMER</p>	<p>7W LED</p> <p>XLPE, 18GA,150C, 600V, rated and certified to UL3321.</p> <p>For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.</p>
PHYSICAL	<p>MATERIALS</p> <p>BODY</p> <p>KNUCKLE</p> <p>CAP</p> <p>LENS</p> <p>LED</p> <p>DIMMING</p> <p>OPTICS</p> <p>HARDWARE</p> <p>FINISH</p> <p>WARRANTY</p> <p>CERTIFICATION & LISTING</p>	<p>Furnished in copper-free aluminum (6061-T6) or brass (360).</p> <p>Unibody design with enclosed, water-proof wireway and integral heat sink is fully machined from solid billet.</p> <p>LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a 1/2" pipe thread for mounting. Optional 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.</p> <p>Fully machined and accommodates two (2) lens or louver media.</p> <p>Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.</p> <p>Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.</p> <p>Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.</p> <p>Interchangeable OPTIKIT modules permit optical field changes. Color-code: Narrow Spot (NSP) = red; Spot (SP) = green; Medium Flood (MFL) = yellow; Wide Flood (WFL) = blue.</p> <p>Tamper-resistant, stainless steel hardware. LOCK aiming screw is black oxide treated for additional corrosion resistance.</p> <p>StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material.</p> <p>5-year limited warranty.</p> <p>ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.</p>



LAMP & DRIVER DATA (e67, e68, e69, e75)

DATE:

PROJECT:

TYPE:

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

L70 DATA

OPTICAL DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)	Angle	CBCP	Delivered Lumens
e67	2700K	80	7	50,000	17°	3632	459
	2700K	80	7	50,000	25°	1708	435
	2700K	80	7	50,000	30°	1337	438
e68	3000K	80	7	50,000	17°	3871	489
	3000K	80	7	50,000	25°	1821	464
	3000K	80	7	50,000	30°	1425	467
e69	4000K	80	7	50,000	17°	3991	504
	4000K	80	7	50,000	25°	1877	478
	4000K	80	7	50,000	30°	1469	481
e75	Amber (590nm)	~	7	50,000	~	~	~

OPTICS

Optic	Angle
SP - Spot	17°
MFL - Medium Flood	25°
FL - Flood	30°

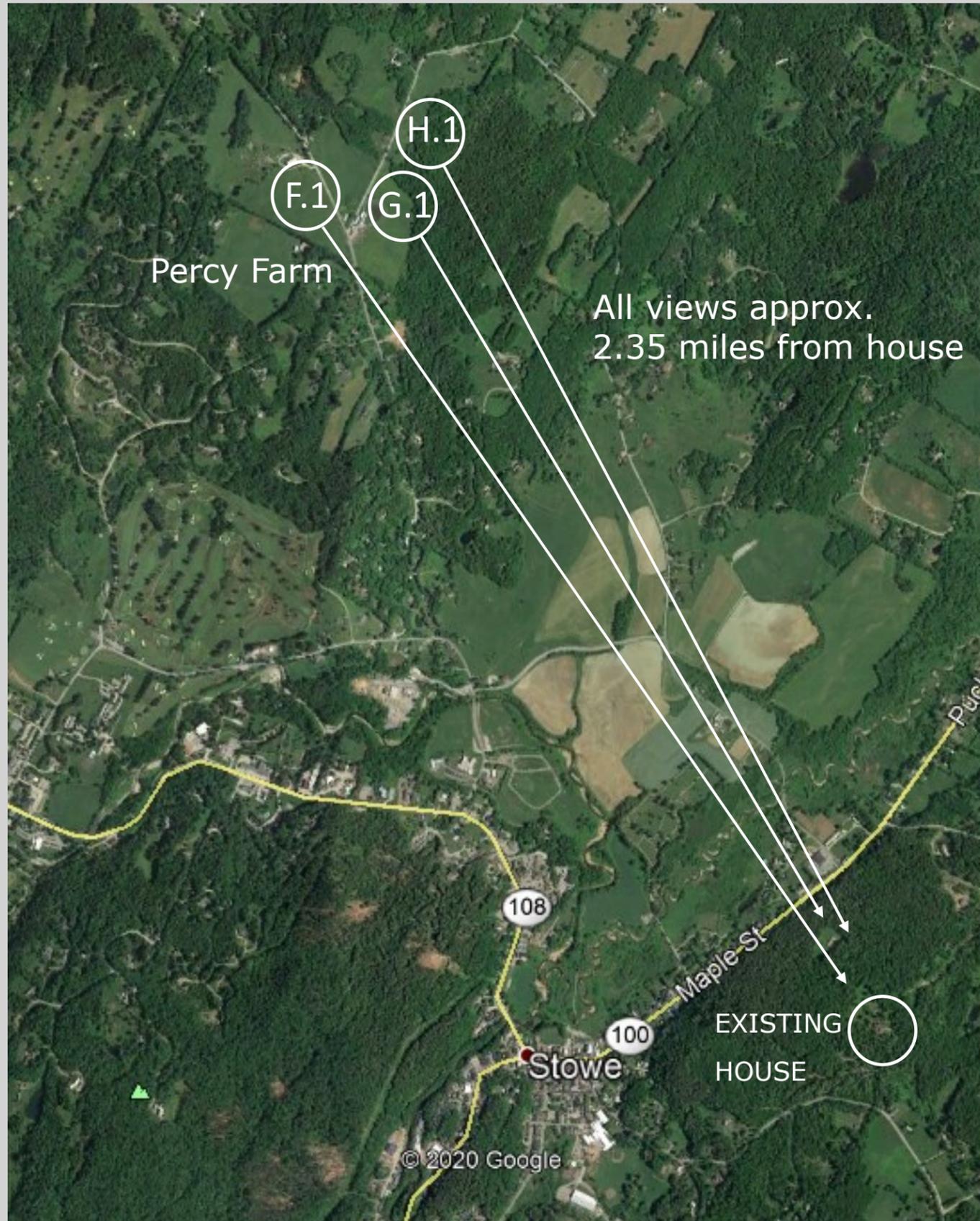
B-K LIGHTING

MADE IN THE USA

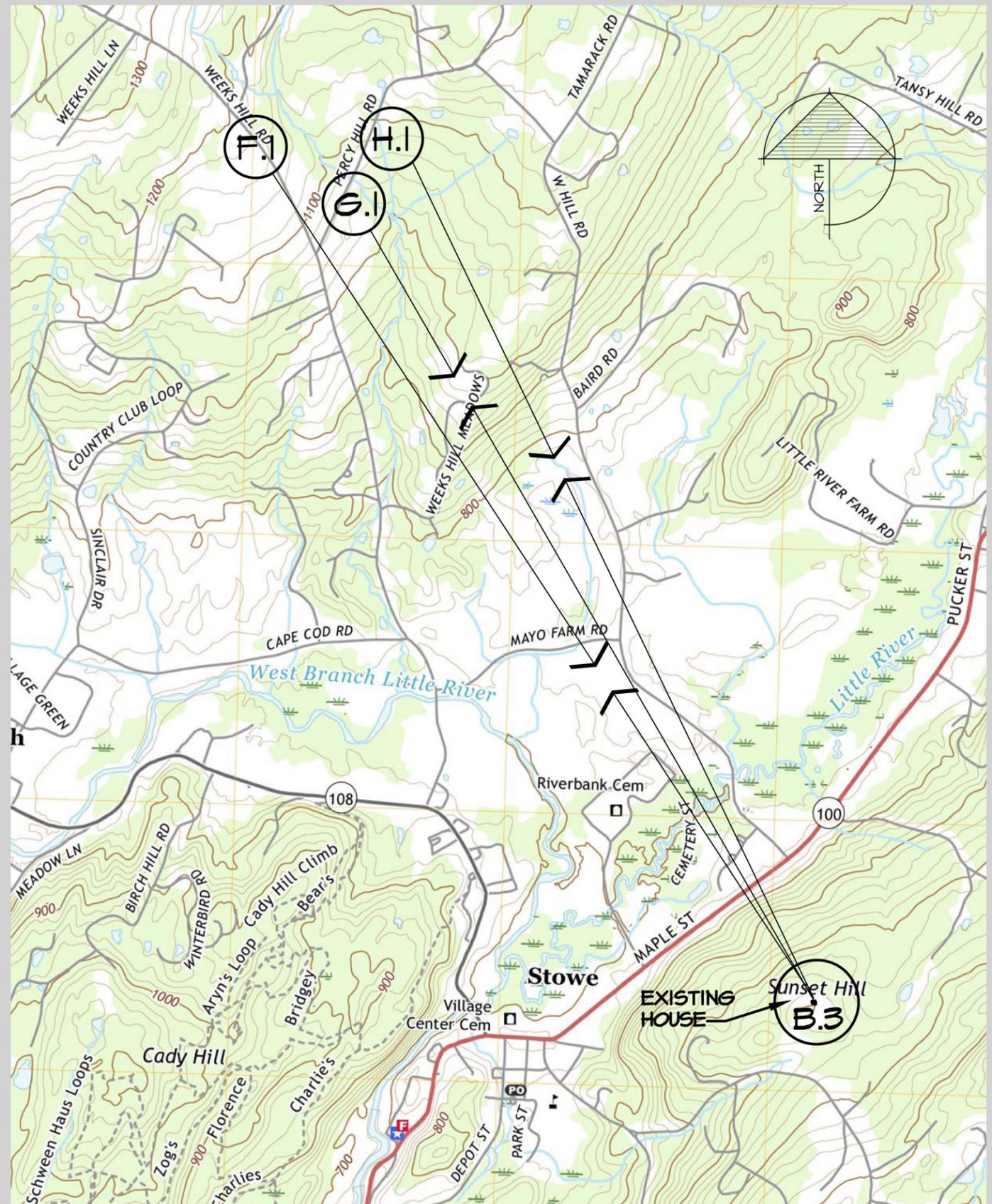
559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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04/22/2020
SUB-2583-00



Aerial View



Topography Map



Aerial View—Site



Panoramic Photo 'A.1' - View From Back of South West Wing

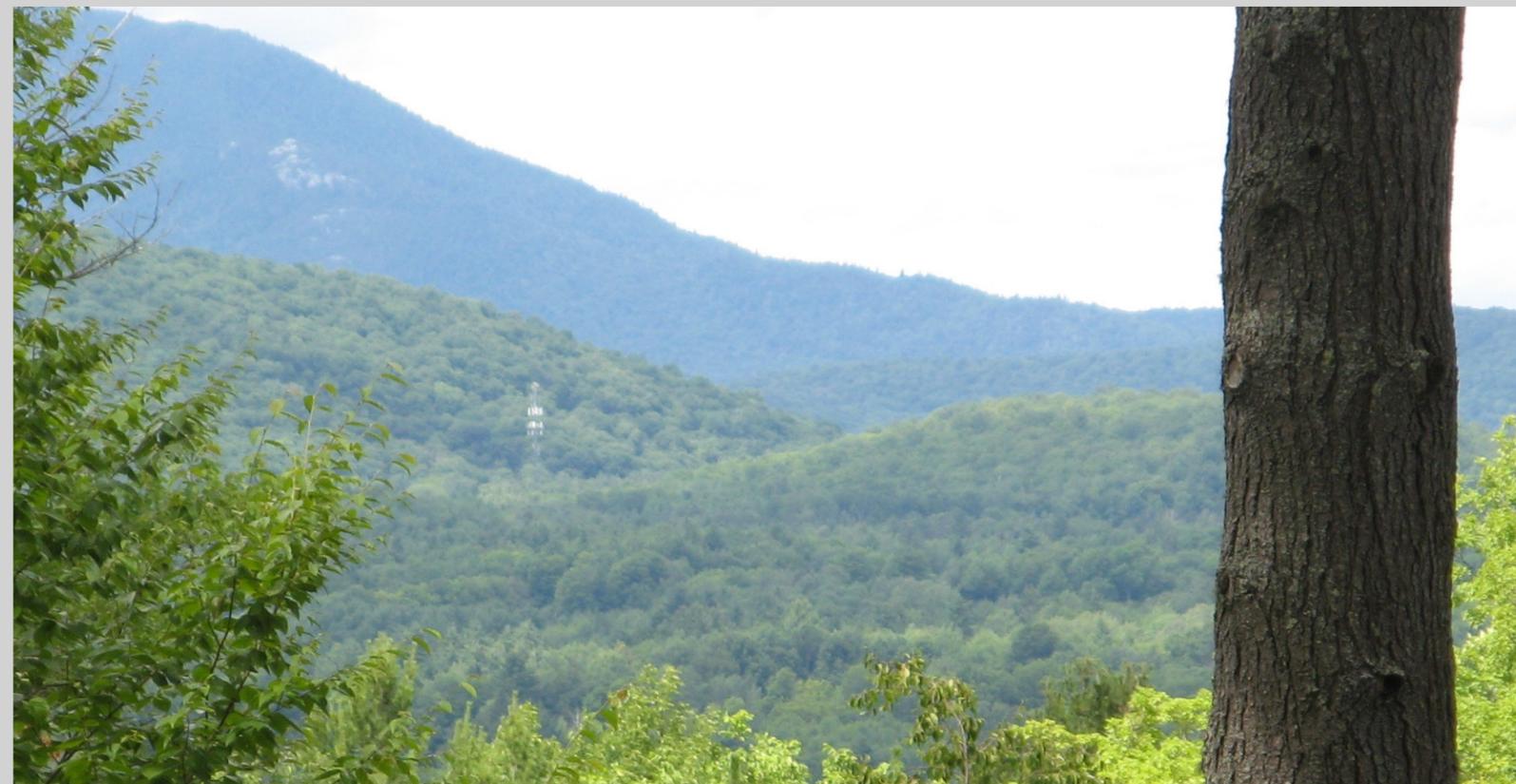


Photo 'A.2' - View to Sterling Valley - 10x Zoom



Panoramic Photo 'B.1' - View From Back of New North East Wing

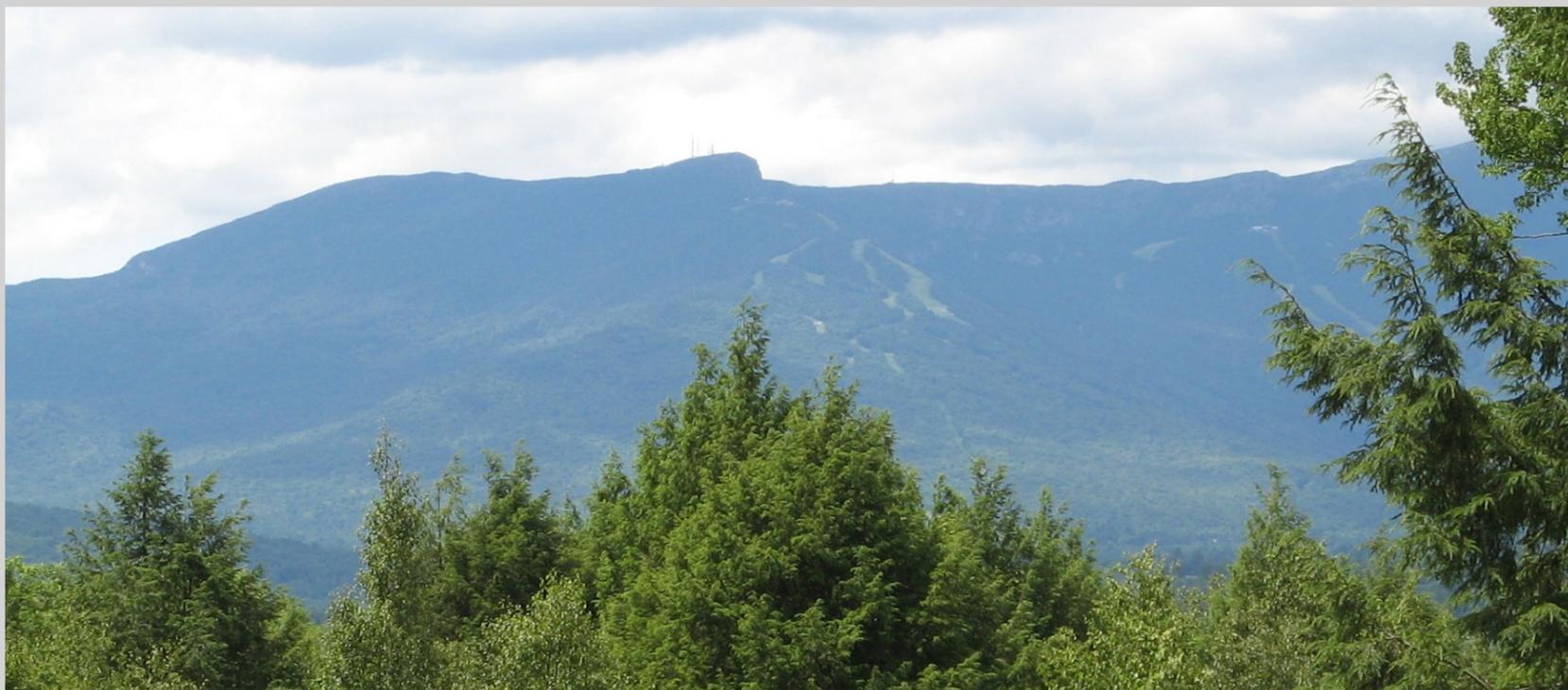


Photo 'B.2' - View Towards Mt. Mansfield - 5x zoom



Photo 'B.3' - View towards Percy Farm - 9x zoom



Panoramic Photo 'C' - View From Front of New North East Wing

Photo 'D' - View From Front of Existing House



Photo 'E' - View From Front of New South West Wing



Panoramic Photo 'F.1' - View From Percy Farm - 6x zoom

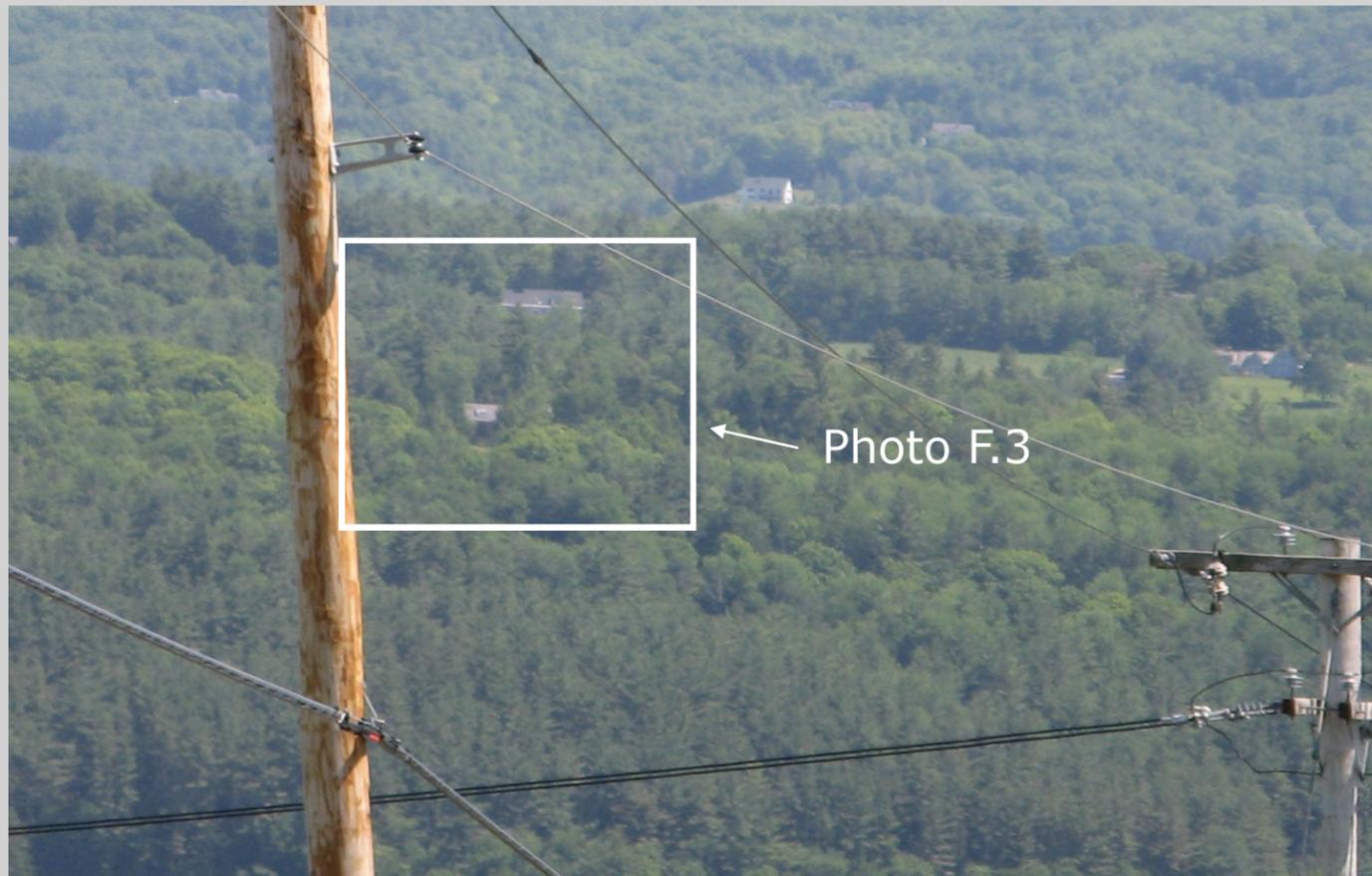


Photo 'F.2' - View From Percy Farm - 9x zoom

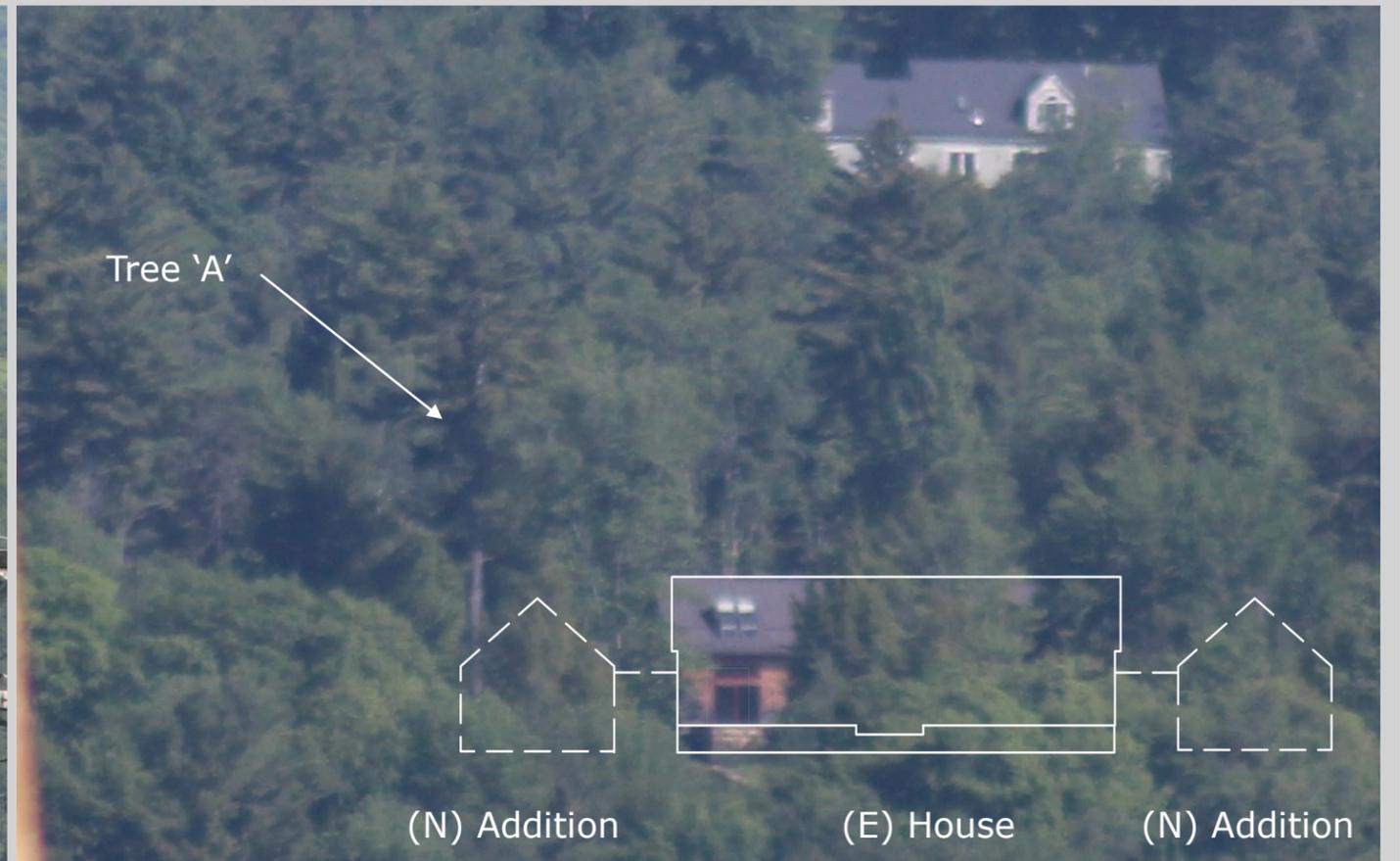


Photo 'F.3' - View From Percy Farm - 40x zoom
 (N) building additions to be screened with (e) trees



Panoramic Photo 'G.1' - View From Percy Hill Road - 6x zoom

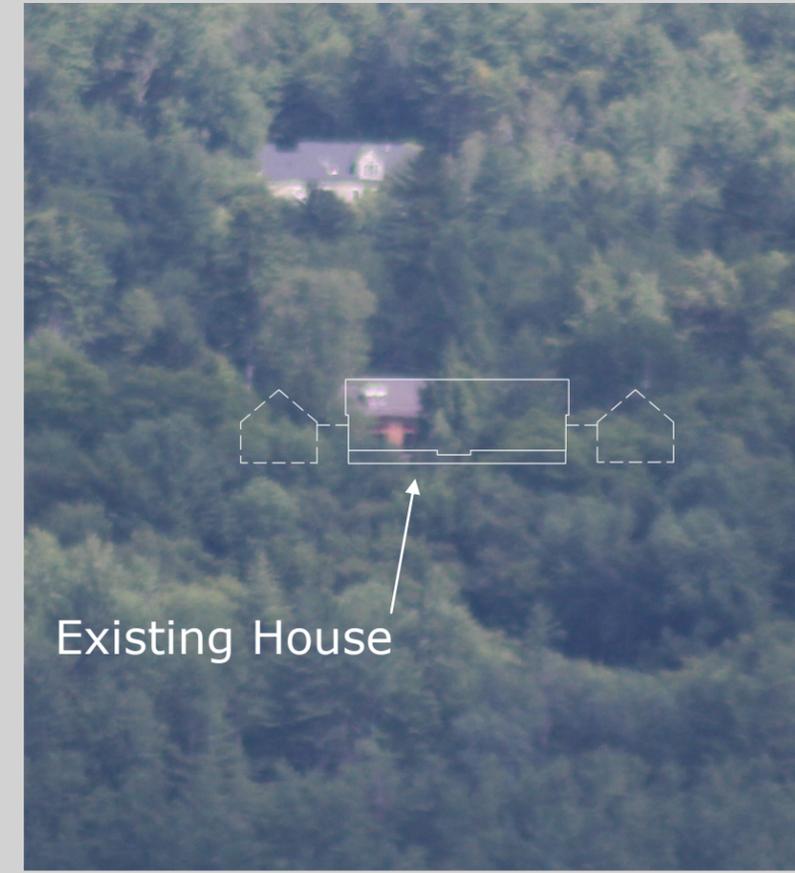


Photo 'G.2' - 18x zoom



Panoramic Photo 'H.1' - View From Percy Hill Road - 6x zoom



Photo 'H.2' - 18x zoom

(N) building additions to be screened with (e) trees